
**SANTA ANA HEIGHTS
SPECIFIC PLAN**
Seventh Amendment

PREPARED BY:

Environmental & Project Planning Services Division

County of Orange

Planning & Development Services Department
Tom Mathews, Director

Adopted October 1986
1st Revised March 1988
2nd Revised December 1989
3rd Revised May 1991
4th Revised August 1996
5th Revised November 1999
6th Revised September 2000
7th Revised January 2001

Special thanks to the members of the specific plan ad hoc committees for
their assistance in the preparation of the original plan in 1986.

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Ordinance 3601 (Resolution 86-1324), October 15, 1986

The original Santa Ana Heights Specific Plan was prepared and adopted by the Orange County Board of Supervisors to implement the Land Use Compatibility Program for Santa Ana Heights.

Amendment 87-1 and Zone Change 87-22 (Resolution No. 88-412 Ordinance No. 3694), March 30, 1988

This is the first amendment to the Santa Ana Heights Specific Plan (SAHSP). It provides minor technical refinements to the Land Use Plan Map and Land Use District Map to adjust the boundaries of the PA "Professional and Administrative" and OSR "Open Space/Recreation" Districts with the vacated right-of-way of Orchard Drive (west of the Santa Ana-Delhi Channel). It also changes the street cross-sections for Cypress Street, Mesa and Orchard Drives and their descriptive text within Chapter III Community Design Program to agree with the City of Newport Beach's cross-sections.

Amendment 89-1 and Zone Change 89-13 (Resolution No. 89-1666, Ordinance No. 3776), December 6, 1989

This is the second amendment to the SAHSP. It provides a major change to the alignment of the Birch/Mesa intersection. It also changes Mesa Drive from Irvine Avenue to Birch Street, and Birch Street, from 60 foot right-of-way to a secondary arterial with an 80 foot right-of-way. Acacia Street and Orchard Avenue (in the BP District) from 60 foot to 70 foot right-of-way. Also, that property zoned REQ-Residential Equestrian north of the new alignment was changed to BP-Business Park. Other sections of the Specific Plan, including text and graphics, were also revised to reflect these changes. This amendment was previously approved by the City of Newport Beach.

Amendment 90-1 and Zone Change 90-077 (Resolution No. 91-601 Ordinance No. 3822) May 21, 1991

This is the third amendment to the SAHSP. It provides new site development standards for the RMF "Residential Multiple Family District" that applies to the "Lange Drive" block off of Mesa Drive. The new site development standards permit a decrease in the land area needed for each dwelling unit from the existing 2,400 square feet to 1,500 square feet only

when all nine (9) parcels to this proposal are consolidated into one unified development, subject to conditions.

Amendment 94-1 and Zone Change PA 94-0018 (Resolution No. 96-634 Ordinance No. 3968) August 20, 1996

This is the fourth amendment to the SAHSP. It is a comprehensive amendment to update general information in the text and graphics reflecting land use changes and infrastructure improvements that have occurred since the plan's adoption. Also included in this amendment are revisions to the land use regulations for the BP "Business Park" District, the PAC "Professional and Administrative Consolidation" District, and acoustical study requirements for the RK "Residential Kennel" District.

Amendment 99-01 and Zone Change ZC 99-03; Community Profile Amendment CPA 99-02 (Resolution No. 99-479, Ordinance No. 99-23), November 23, 1999.

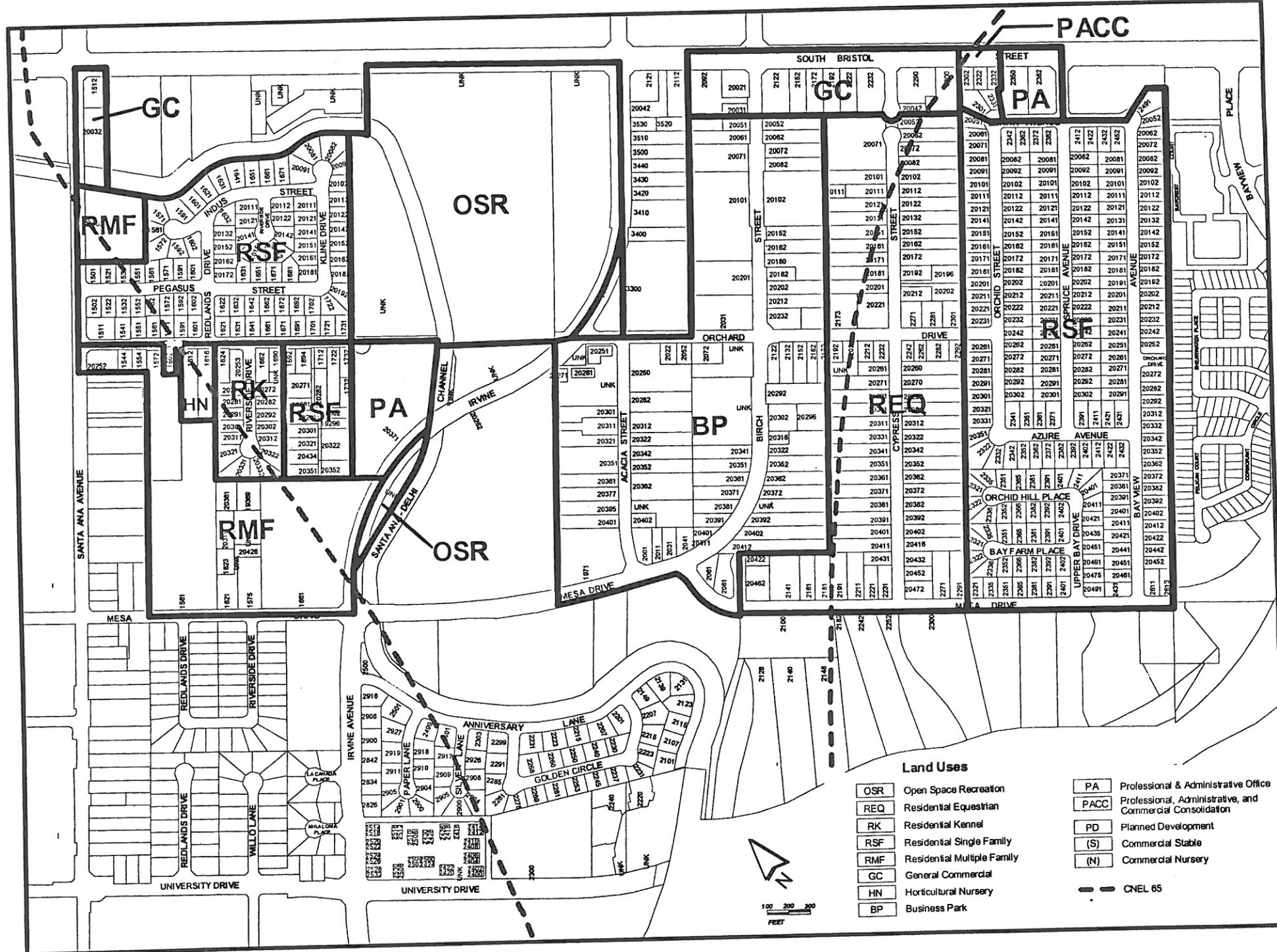
This is the fifth amendment to the SAHSP. It approved a zone change and Community Profile Amendment to permit the development of a three story office building on Birch Street. It amended the Land Use District Map rezoning certain land from REQ "Residential Equestrian" District to BP "Business Park" District.

Amendment 00-01 and Zone Change ZC 00-01 - (Resolution No. 00-359, Ordinance No. 00-10) September 12, 2000.

This is the sixth amendment to the SAHSP. It approves a zone change to modify requirements in the BP "Business Park" District and REQ "Residential Equestrian" District development standards. It amends the Community Design program and refines other sections of the specific plan to reflect recent changes in the county organization.

Amendment 00-02 and Zone Change ZC 00-05 - Planning Application PA 000-129 (Board of Supervisors Resolution No. 01-27, Ordinance No. 01-1) January 23, 2001.

This is the seventh amendment to the SAHSP. It approves a zone change to modify the text with technical refinements and corrections to the sixth amendment.



Santa Ana Heights Specific Plan

Zone Change ZC 00-05 adopted by the
Orange County Board of Supervisors, Ordinance number 01-1

Seventh Amendment
January 23, 2001

Thomas B. Mathews, Director
Planning & Development Services Department
Orange County, California

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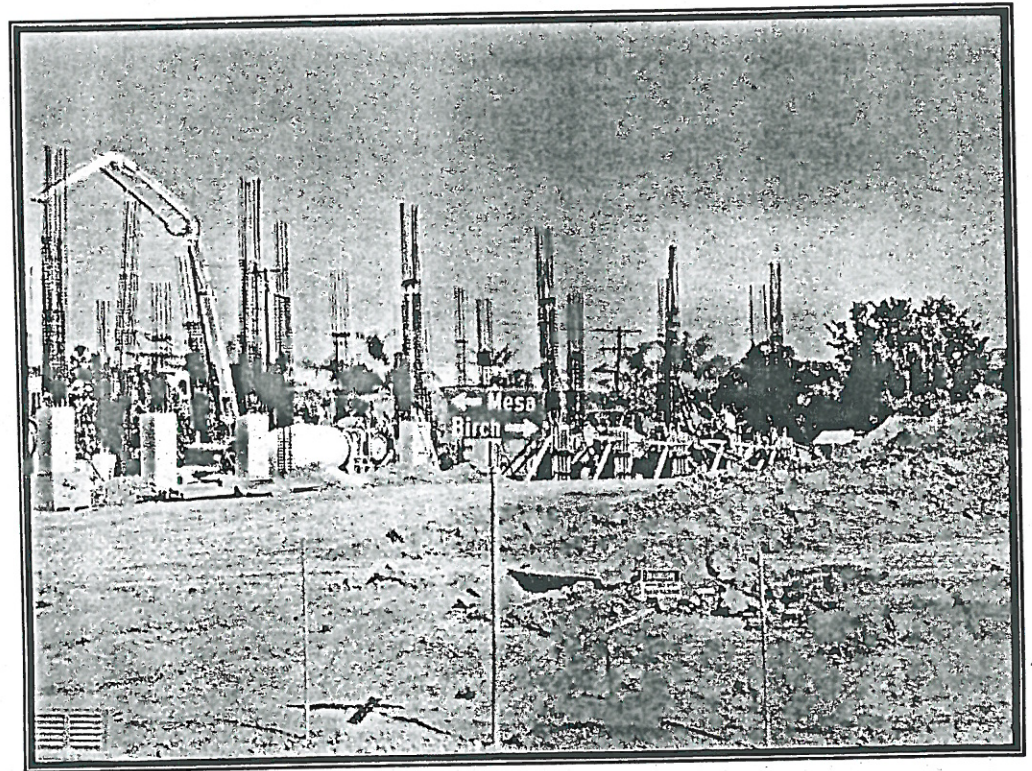
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Introduction

A. Authorization and Purpose

On February 26, 1985, the Orange County Board of Supervisors approved Resolution No. 85-257, which created a new land use plan for the unincorporated community of Santa Ana Heights and directed the Environmental Management Agency (EMA) to prepare a specific plan for the community. The purpose of the specific plan effort was to provide a comprehensive set of plans, guidelines, regulations and implementation programs for guiding and ensuring the orderly development of Santa Ana Heights in accordance with the adopted land use plan.

This document, in conjunction with the Orange County Zoning Code and other applicable ordinances, represents the specific plan for Santa Ana Heights. It has been prepared in accordance with the California Government Code (sections 65450 et. seq.) and is consistent with the Board-adopted land use plan for the area.

Adoption of this specific plan, in effect, repeals the zoning regulations previously applicable to properties within the specific plan boundaries and replaces them with a set of land use regulations unique to the area. As required by the Government Code, all future development proposed within the specific plan area must be found consistent with the adopted land use regulations. As specified by the Subdivision Map Act, all final or tentative subdivision maps approved within the specific plan area must also be consistent with the specific plan.

An important function of the specific plan and the accompanying Supplemental Environmental Impact Report (EIR) 508A is to reduce the need for extensive planning and environmental documentation related to subsequent development of the area. For development projects that are designed consistent with the specific plan provisions, the environmental documentation in the Supplemental EIR may be used in obtaining the applicable permit approvals.

B. Goals and Objectives

The overall goal of the Santa Ana Heights Specific Plan is to provide for the orderly and balanced development of the community consistent with the Board-adopted land use plan. In carrying out this goal, the principal objectives are the following:

- Encourage the upgrading of existing residential neighborhoods and business development areas.
- Ensure well planned business park and commercial developments which are adequately buffered from adjacent residential neighborhoods.
- Encourage the consolidation of smaller contiguous lots in the business park area.
- Ensure that business park and residential traffic is separated to the maximum extent possible, while minimizing impact upon existing parcels.
- Ensure adequate provision of public works facilities as development occurs.
- Enhance equestrian opportunities within the residential equestrian neighborhood.
- Enhance the overall aesthetic character of the community.

These goals and objectives have guided the preparation of this Specific Plan and are incorporated into the various components of the plan.

REGIONAL LOCATION MAP

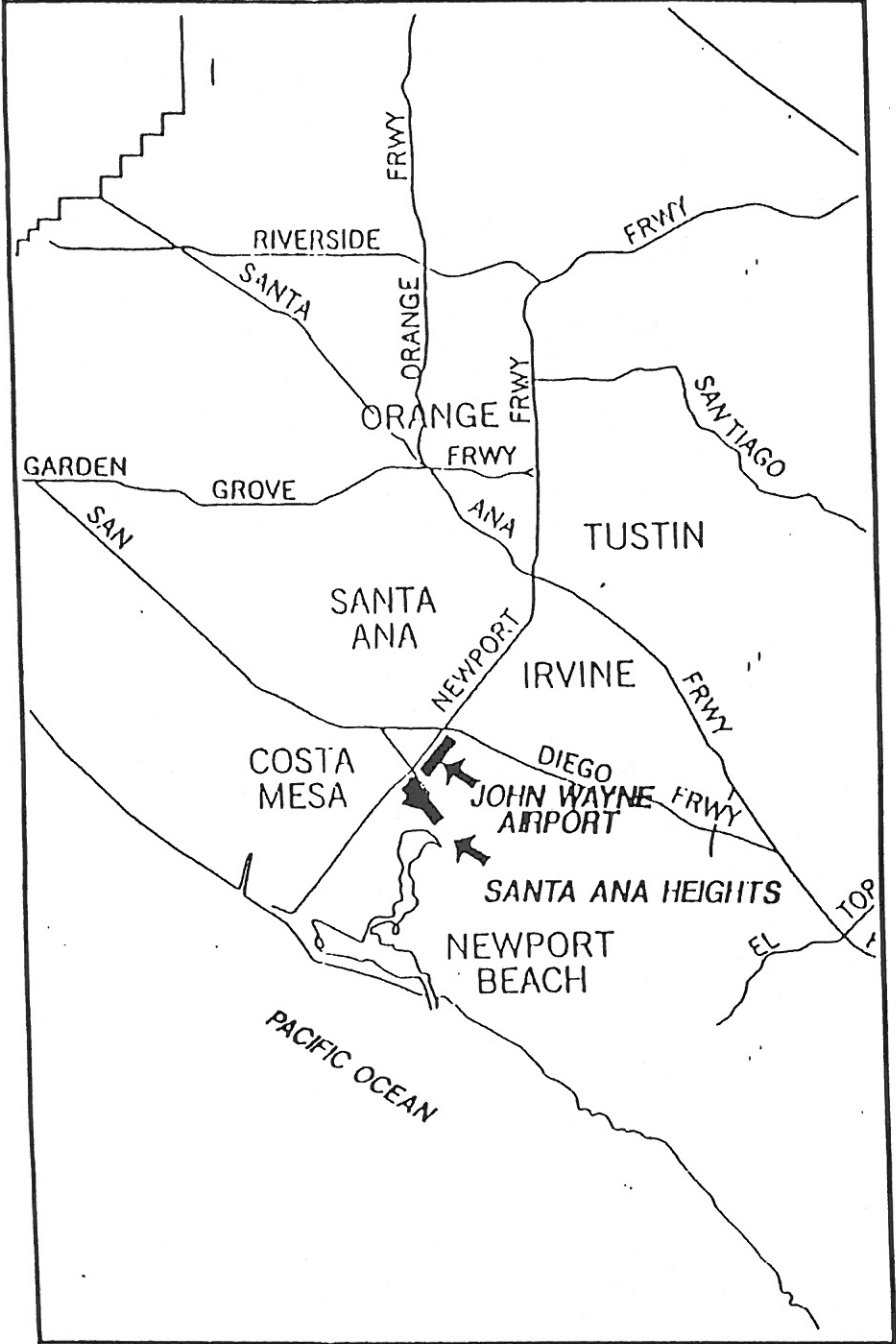


EXHIBIT 1

SANTA ANA HEIGHTS
VICINITY MAP
SPECIFIC PLAN

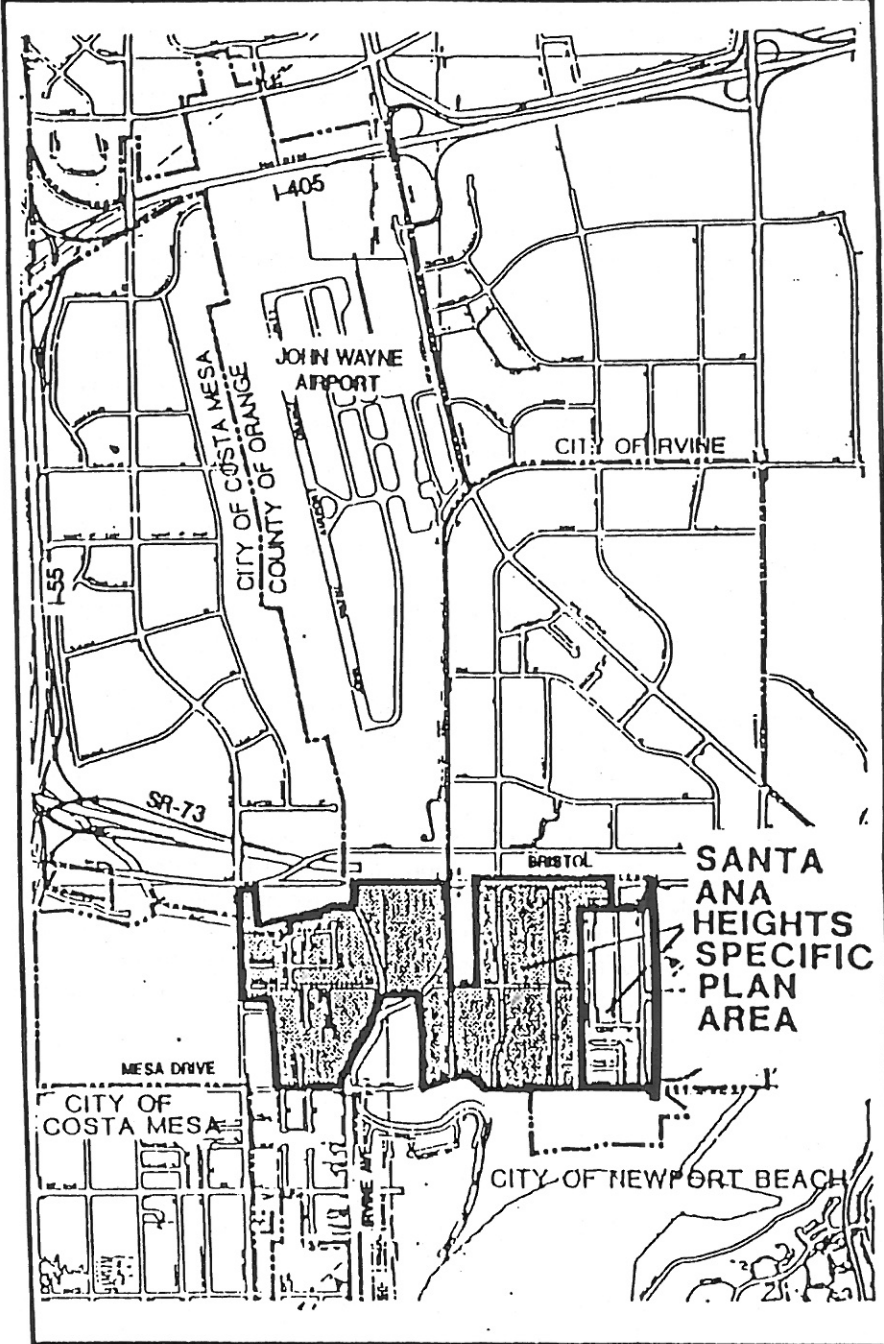


EXHIBIT 2

C. Description of Planning Area

The Santa Ana Heights community consists of approximately 450 acres of unincorporated territory, located just south of John Wayne Airport in Orange County (Exhibit 1). In an effort to simplify the preparation of a specific plan for the community, most properties with zoning already consistent with the Board-adopted land use plan were not included within the specific plan area. The resulting study area covers approximately 175 acres and is generally bounded by South Bristol Street to the north, Mesa Drive to the south, Santa Ana Avenue to the west and residential property lines along Bayview Avenue to the east (Exhibit 2).

1. Land Uses Within Specific Plan Area

The Santa Ana Heights Specific Plan area is characterized by a diversity of land uses. Existing uses in the eastern section of the specific plan area (east of Irvine Avenue) are predominantly residential, the lot pattern of which is heavily influenced by the community's historic ties to small plot agricultural activities. Parcels along Acacia, Birch and Cypress streets are predominantly one-half acre in size and consist of single family residences and multiple family units, along with equestrian stables, nurseries and other small businesses. Land uses along Birch and Acacia are converting to business park uses. Land uses along South Bristol Street include a mix of office, commercial and residential uses. Office and residential uses, including a 52-unit apartment complex, predominate along Birch Street between South Bristol Street and Mesa Drive.

Existing uses within the western portion of the specific plan area (west of Irvine Avenue) consist of a mixture of residential, commercial and recreational uses, including the Newport Beach Golf Course, a small commercial center on the corner of Bristol Street and Santa Ana Avenue, a number of apartment complexes ranging in size from 32 to 180 units, single family homes, nurseries, kennels and a veterinary clinic. The Riverside Drive cul-de-sac, located off of Orchard Drive, contains a small single family subdivision where a majority of residents currently operate dog kennels. Also located off of Orchard Drive is a private cul-de-sac, Kline Drive, containing a broad mix of land uses including single family homes, a horticultural nursery and

vacant parcels used for vehicle storage purposes. Also located within this portion of Santa Ana Heights is the Sherwood Estates tract (commonly referred to as the Pegasus tract), an 88-unit, single family subdivision constructed in the mid-1960's. The majority of these homes are well maintained.

The Santa Ana-Delhi Flood Control Channel also traverses the specific plan area in a north to south direction. Exhibit 3 illustrates the location of existing land uses within the specific plan area.

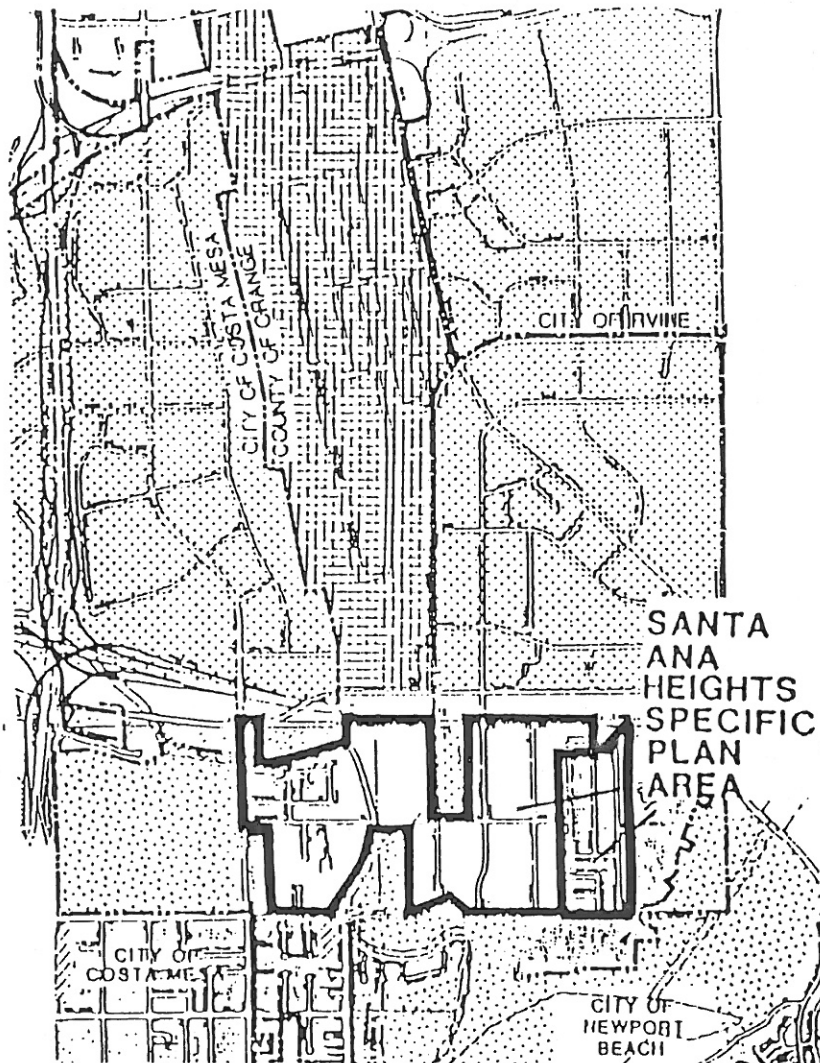
2. Land Uses Surrounding Specific Plan Area

The City of Newport Beach surrounds the eastern portion of the Santa Ana Heights Specific Plan area. Along Irvine Avenue, between South Bristol Street and Orchard Drive, is a strip of office buildings, commercial businesses and several small homes within the City boundaries. Also within the City is the Corona del Mar Freeway (SR-73), the Bayview Planned Development consisting of residential, office and hotel uses, and the Upper Newport Bay Ecological Reserve to the north, east and south of the specific plan area, respectively. That portion of the Newport Beach Golf Course within the City also lies to the south of the study area. The City of Costa Mesa forms the northern boundary of the specific plan area along Bristol Street near Santa Ana Avenue. Existing uses include a hotel, other commercial uses, and vacant land. Unincorporated land surrounding the study area consists of the existing Upper Bay residential tracts and multi-acre estates to the east and south, and a wide variety of residential uses as well as the Santa Ana Country Club to the west. Exhibit 4 illustrates the location of land uses surrounding the specific plan area.

EXISTING LAND USE: (1994)



0 300 600
Scale in feet



- | | |
|-----------------------|------------------------------------|
| John Wayne Airport | Commercial |
| Residential | Office/Commercial/Light Industrial |
| Recreation/Open Space | |

D. Planning Background

Land use planning in the Santa Ana Heights area has been closely associated with the preparation of a master plan for John Wayne Airport (JWA). In February 1985, after several years of study and public meetings, the Orange County Board of Supervisors adopted a master plan for the airport and a Land Use Compatibility Program (LUCP) for the Santa Ana Heights area. A comprehensive environmental impact report (Final EIR 508) that addressed both plans was also certified at that time.

The purpose of the LUCP was two-fold: 1) to establish a program to achieve compatibility between projected noise levels at JWA and land uses in all affected areas, and 2) to develop a comprehensive land use plan for the unincorporated Santa Ana Heights area. The Board-approved LUCP provides for the retention of all noise compatible land uses, such as open space, commercial and office uses. Other uses more sensitive to noise, such as residences, were also retained, except along Acacia and Birch Streets where pressures for land use change were great. In order to meet state airport noise requirements in areas where residential uses were planned to remain, the Board approved two noise compatibility programs: Purchase Assurance and Acoustical Insulation. In areas where residential uses were planned to be eliminated, the Board adopted amendments to the General Plan Land Use Element providing for land use conversion to business park uses. Basic land use patterns for the area were thus established, but land use regulations were not adopted. In order to establish land use regulations and other implementation programs tailored to the unique needs of Santa Ana Heights, the Board directed that both a redevelopment plan and specific plan be developed for the community.

The Board adopted a Redevelopment Plan for the Santa Ana Heights Project Area on July 15, 1986. The Project Area encompasses most of Santa Ana Heights, including all of the specific plan area, as well as John Wayne Airport and the Upper Newport Bay Regional Park. The Redevelopment Plan allows the use of tax increment financing by the Orange County Development Agency. Tax increment financing enables the Agency to recapture property tax revenue from the Project Area to provide needed improvements within the area. The Redevelopment Plan has and is expected to serve as a useful tool to help finance the various projects being undertaken in the Santa Ana Heights area. These projects include

SANTA ANA HEIGHTS SPECIFIC PLAN

Residential Purchase - and Acoustical Insulation programs, as well as circulation, recreation and public facility improvements, and neighborhood revitalization programs.

In 1993, the noise environment within Santa Ana Heights changed as a result of new departure procedures used by commercial aircraft at JWA as required by the Federal Aviation Administration (FAA). The impacts of the new procedures in the area are addressed in Final EIR 546.

In addition to this introduction, the Santa Ana Heights Specific Plan consists of three chapters. Chapter II presents the following plan components: Land Use, Circulation, Public Services/Utilities and Recreation. Chapter III provides the architectural and landscape guidelines and Chapter IV presents the land use district regulations to be applied to all development with the specific plan area.

SANTA ANA HEIGHTS SPECIFIC PLAN



The Plan

A. Land Use Plan

The Board-adopted Land Use Plan for Santa Ana Heights reflects present and future physical, market and environmental conditions and existing land use patterns. Within the specific plan area, the Land Use Plan calls for a variety of uses, including low-rise office development, commercial uses, recreational facilities and varying densities of residential uses (most of which currently exist).

The adopted Land Use Plan for the specific plan area and details the general type, location and intensity of development proposed using the following land use categories:

- ***Low Density Residential (0.5-2.0 DU/Ac)***

The general character of the "Low Density Residential" category is single family, large-lot estates within a semi-rural environment. This designation applies to property located south of Mesa Drive.

- ***Medium Low Density Residential (2.0-3.5 DU/Ac)***

The "Medium Low Density Residential" category provides for single family, large-lot residential uses with ancillary equestrian facilities. This category is also designed for the maintenance of commercial equestrian stable facilities. This designation applies to properties located along Cypress Street and along the north side of Mesa Drive between Acacia Street and the Upper Bay tract.

- ***Medium Density Residential (3.5-6.5 DU/Ac)***

The general character of the "Medium Density Residential" category is single family detached dwelling units, although townhouses or cluster arrangements are permitted. Dog kennels and horticultural nurseries are also permitted uses under this category. Much of the western portion of the specific plan area is designated as "Medium Density Residential", including the Pegasus tract, the Riverside Drive cul-de-sac located off of Orchard Drive and the private cul-de-sac, Kline Drive, located off of Orchard Drive. In the eastern portion of the Specific Plan area, the area from Bayview

Avenue to Orchid Street and from Zenith Avenue to Mesa Drive is also designated "Medium Density Residential".

- ***Medium High Density Residential (6.5-18.0 DU/Ac)***

The "Medium High Density Residential" category is designed to encourage and maintain greater densities of residential development. This designation provides for townhomes, condominiums, duplex and triplex units, apartments, and some small-lot, single family units. This category covers the duplex and apartment uses on the south side of Orchard Drive near Santa Ana Avenue and the apartments on Santa Ana Avenue just west of the Pegasus tract.

- ***High Density Residential (18.0+ DU/Ac)***

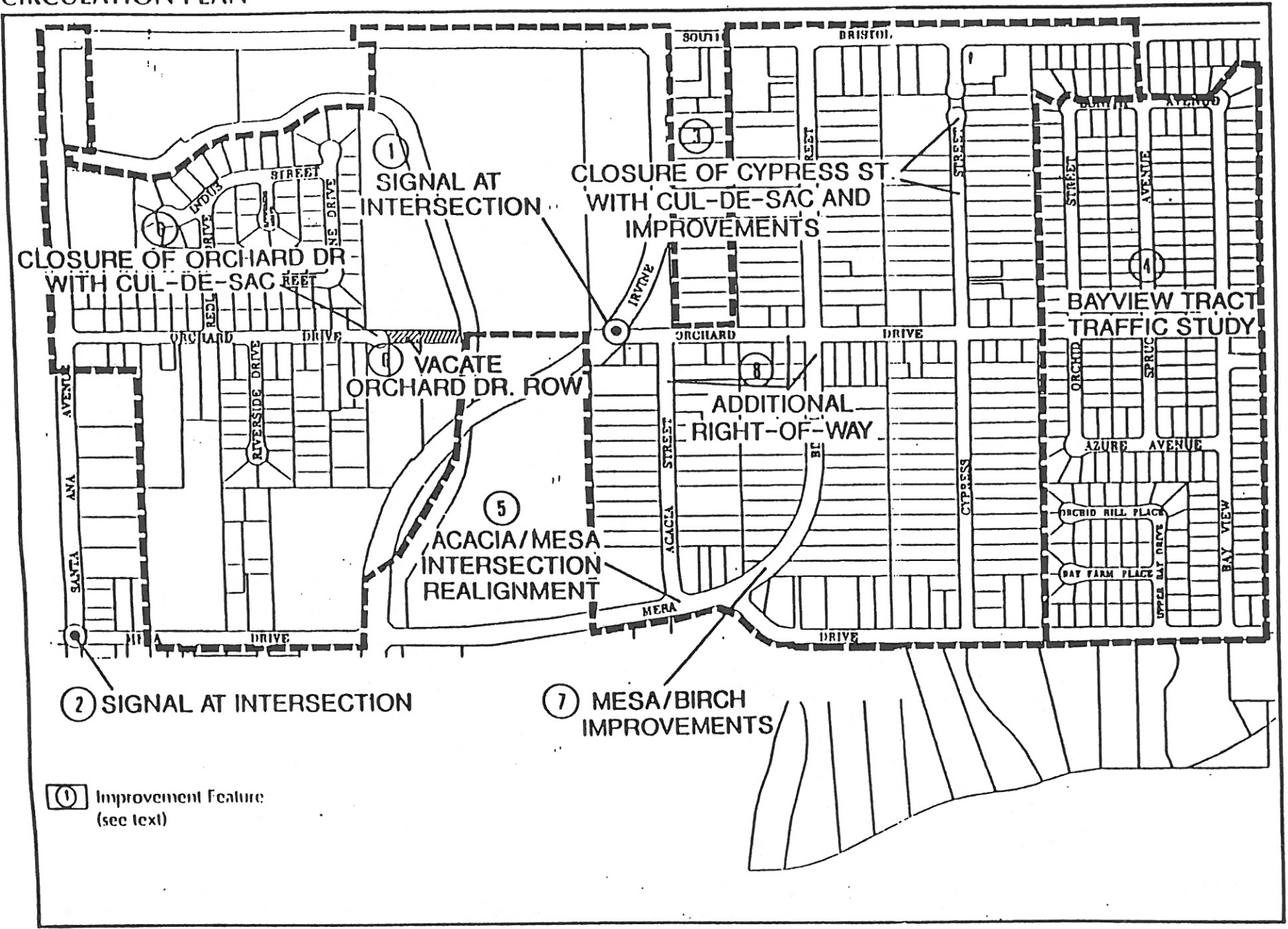
The "High Density Residential" category provides for higher density multiple family residential development, including apartments and small-lot duplex, triplex and fourplex units. The two existing apartment complexes located along Mesa Drive between Santa Ana Avenue and Irvine Avenue are included in this category.

- ***Community Commercial***

The "Community Commercial" category is designed to encourage commercial centers for retail trade, convenience goods, services and professional office uses. Much of the property along South Bristol Street, including the small commercial center located at Santa Ana Avenue, is designated "Community Commercial".

SANTA ANA HEIGHTS
SPECIFIC PLAN

CIRCULATION PLAN



① Improvement Feature
(see text)



- **Professional-Administrative**

The "Professional-Administrative" category provides for the development and/or continued use of low-profile "business park" type professional and administrative offices. A relatively narrow range of commercial uses will also be permitted. Design standards and regulations providing for structural setbacks and landscaped buffers will ensure that the potential for land use conflicts is minimal. This designation is applied primarily to properties along Acacia and Birch streets in the eastern portion of Santa Ana Heights.

- **Agriculture**

The "Agriculture" category provides for a wide range of horticultural uses and applies to two properties located on the south side of Orchard Drive in the western section of Santa Ana Heights. This designation will permit the continued operation of a commercial nursery on these properties.

- **Recreation**

The "Recreation" category includes lands intended to serve the outdoor recreational needs of the area and region. Within the specific plan area, this designation applies to the Newport Beach Golf Course. Provisions contained within this specific plan ensure the long-term maintenance of the golf course as a public recreational facility.

B. Circulation Plan

The Circulation Plan is designed to provide for safe vehicular, equestrian and pedestrian movement within and adjacent to the specific plan area. The area has been heavily impacted by nonresidential traffic attempting to avoid congested conditions on surrounding arterials. Thus, a primary consideration in the development of the plan was reduction of through traffic within residential areas. With the development of business park uses within areas adjacent to residential uses, another consideration was the separation of business park and residential traffic. Street improvements

and modifications intended to achieve these objectives are illustrated in Exhibit 6 and described as follows:

Improvement Feature 1: Installation of a traffic signal at the intersection of Irvine Avenue and Orchard Drive.

Improvement Feature 2: Installation of a traffic signal at the intersection of Mesa Drive and Santa Ana Avenue.

Improvement Feature 3: Construction of a cul-de-sac and improvement of Cypress Street south of South Bristol Street.

Improvement Feature 4: Monitoring traffic in the Bayview tract. The County continues to monitor traffic in the Bayview tract but traffic counts have not indicated a significant increase in traffic volumes that would warrant further circulation improvements. If traffic counts do show a significant increase in traffic volumes, a circulation improvement test program to study and develop a method to control any potential through traffic in the Bayview tract will be reviewed and implemented. The program's objective would be development of an optimal solution, one that minimizes through traffic along Mesa Drive and in the Bayview tract without significantly inconveniencing a large number of residents. The test program methodology will include extensive monitoring of traffic before any improvements are installed and then systematic monitoring of a variety of test alternatives. Each alternative would involve installation of temporary improvements for a period of possibly thirty days. The alternatives to be tested could include: 1) a cul-de-sac at the north end of Orchid Street, 2) the closure of Spruce Avenue, 3) closure of the north end of Orchid Street and the south end of Bayview Avenue and 4) the closure of both Spruce and Bayview Avenues just north of Azure Street to northbound traffic in tandem with the Orchid Street cul-de-sac. Other alternatives might be tested in addition to or in lieu of those mentioned above. The community would be consulted both before and after the program is implemented. Both traffic engineering criteria and community input would be considered in evaluating the results of the program.

SANTA ANA HEIGHTS SPECIFIC PLAN

Improvement Feature 5: Realignment of the intersection at Mesa Drive and Acacia Street. The Acacia Street intersection with Mesa Drive will be improved to make a T-intersection with the realignment of Mesa Drive/Birch Street (Feature 7) for improved sight distance.

Improvement Feature 6: Construction of a cul-de-sac at the eastern end of Orchard Drive within the western portion of Santa Ana Heights and vacation of remaining right-of-way.

Improvement Feature 7: Realignment of Birch Street/Mesa Drive and roadway improvements. These improvements will widen Birch Street to an 80 foot right-of-way south of Bristol Street and connect Birch Street to Irvine Avenue by incorporation of a section of Mesa Drive.

Improvement Feature 8: Additional right-of-way and pavement width on the Business Park streets 70 foot total right-of-way for Acacia Street, 70 foot right-of-way for Orchard Drive east of Birch Street, and 80 foot total right-of-way for Birch Street. Mesa Drive from Irvine Avenue to the realigned portion of Birch Street will also be increased to an 80 foot right-of-way.

These circulation improvements are to be implemented in a phased manner to best achieve the plan's objectives. Implementation of Improvement Features 1, 3, and 4 have been given priority because they are designed to provide an early reduction or elimination of through and business park traffic in residential neighborhoods. Improvement Features 1, 2, 3, 5, 6 and 7 are complete. For Improvement Feature 4, traffic continues to be monitored. Improvement Feature 8 is currently being designed and will be implemented when the required right-of-way has been acquired. Funding possibilities for these improvements include the Orange County Development Agency, an assessment district or developer contribution.

C. Public Services/Utilities Plan

The Public Services/Utilities Plan addresses the adequacy of existing water, sewer and drainage facilities to meet existing and ultimate

demand and identifies those public works facility improvements needed to implement the Land Use Plan.

The public works improvements recommended are based on a computer analysis which took into account ultimate buildout of the specific plan area, Orange County fire flow requirements and other design criteria. The proposed upgrading of facilities is required to eliminate deficiencies which will be created once the Specific Plan is implemented. Some relocation of facilities is necessary due to proposed realignments of street rights-of-way. Specific proposals for the improvement and modification of facilities and services are described below.

1. Water Distribution System Improvements

The Irvine Ranch Water District presently provides adequate water service to the specific plan area to serve existing land uses. Ultimate development of the area, however, will require 7,400 linear feet of six-inch and eight-inch water mains and additional fire hydrants for fire protection. Planned improvements are shown in Exhibit 7 and are described as follows:

Improvement Feature 1: Replacement of 6-inch line with 8-inch line on Irvine Avenue and Acacia Street from South Bristol Street to Mesa Drive.

Improvement Feature 2: Installation of 12" water main along South Bristol Street from Irvine Avenue to Spruce Avenue. This project is complete.

Improvement Feature 3: Replacement of 4-inch line with 6-inch line from Orchard Drive south along Riverside Drive.

WATER DISTRIBUTION IMPROVEMENT PLAN

SANTA ANA HEIGHTS SPECIFIC PLAN

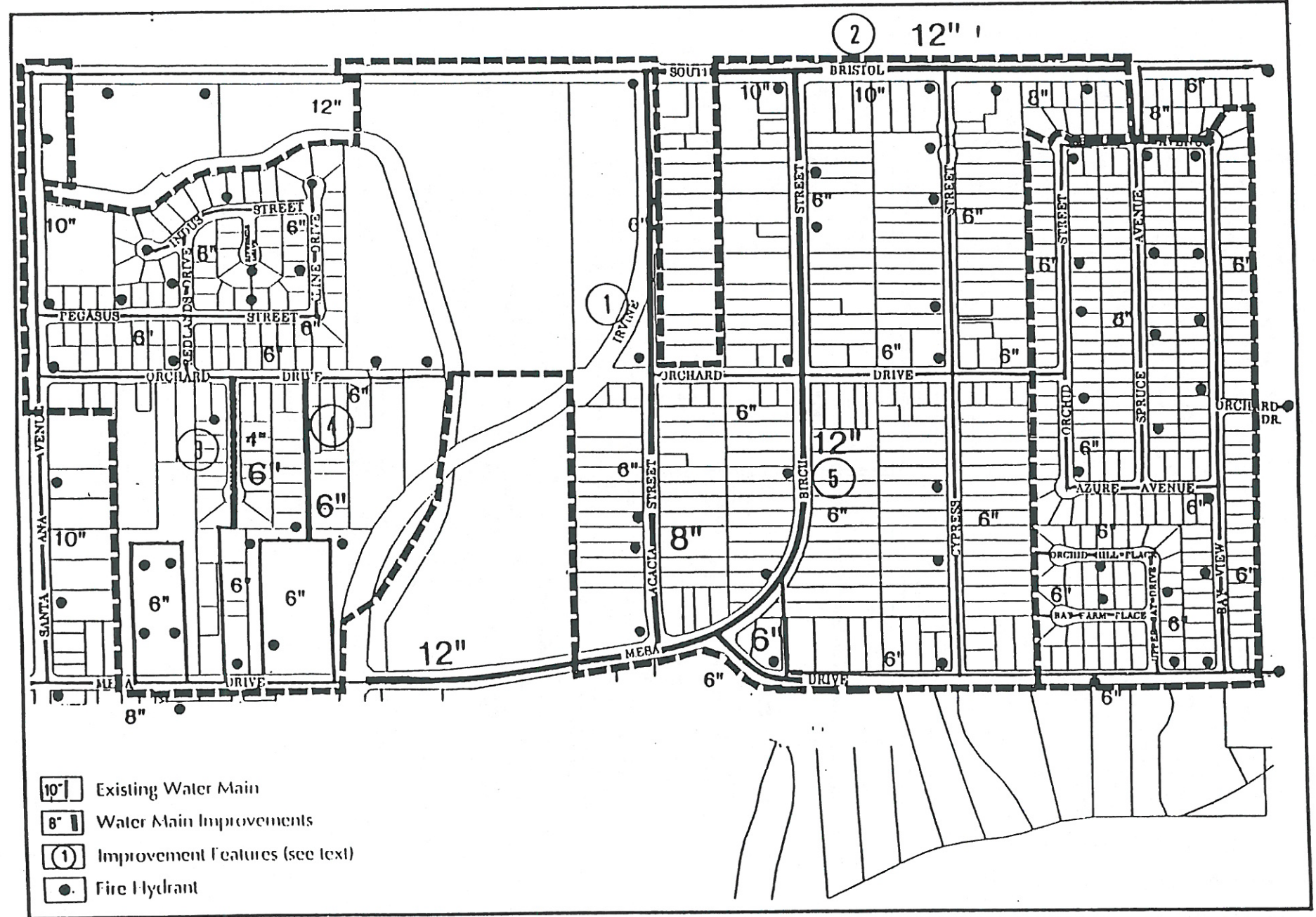


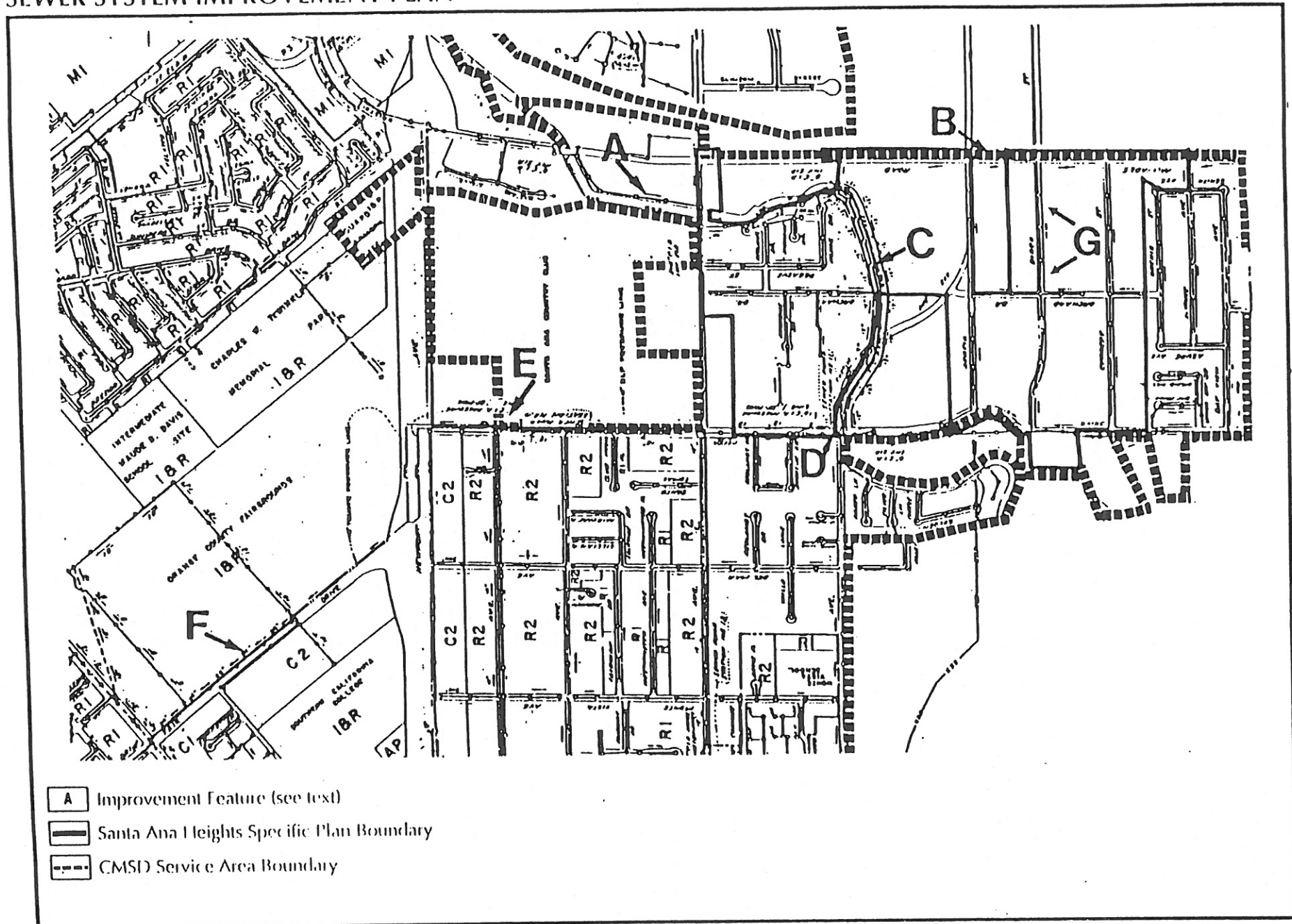
EXHIBIT 6

II-5

NORTH  0 300 600
Scale in Feet

SEWER SYSTEM IMPROVEMENT PLAN

SANTA ANA HEIGHTS SPECIFIC PLAN



Improvement Feature 4: Replacement of 4-inch line with 6-inch line from Orchard Drive south 700 feet along Kline Drive.

Improvement Feature 5: Replacement of 6" line with 12" line on Birch Street between South Bristol Street and Mesa Drive and the extension of the 12" line west along Mesa Drive to Irvine Avenue has been completed.

2. Sewer System Improvements

The Costa Mesa Sanitation District (CMSD) presently provides sewer service to the specific plan area. Various sewer mains in the area are currently flowing at or near capacity. In order to adequately serve ultimate build out, installation of 8,215 linear feet of 10-inch through 18-inch sewer mains and upgrading of two pump stations in the general area will be required. The following improvements (shown in Exhibit 8) have been identified for construction and/or upgrading.

Improvement Feature A: Line A, located on the north side of the Santa Ana-Delhi channel, conveys sewer flows from Bristol Street east to Santa Ana Avenue and then continues south along the channel. This main does not convey sewer flows from the specific plan area. Line A is presently 8 inches in diameter and will be expanded to a 10-inch line.

Improvement Feature B: South Bristol Flow Reversal. This project is to direct a portion of the sewer flow in the study area from CMSD facilities to the Sanitation Districts of Orange County facilities. This project includes a 12" gravity sewer.

Improvement Feature C: Line C, located along the Santa Ana-Delhi channel, conveys sewer flows from the western portion of Santa Ana Heights and the commercial center on Santa Ana Avenue. An 18-inch parallel line is proposed to be installed.

Improvement Feature D: Pump Station 11 collects sewer flows from various areas of Santa Ana Heights and pumps to Sewer Pump Station 10 (Improvement Feature E). Pump Station 11 is proposed for upgrading, to include installation of new pumps and controls, electrical service and remodeling of the existing wet well.

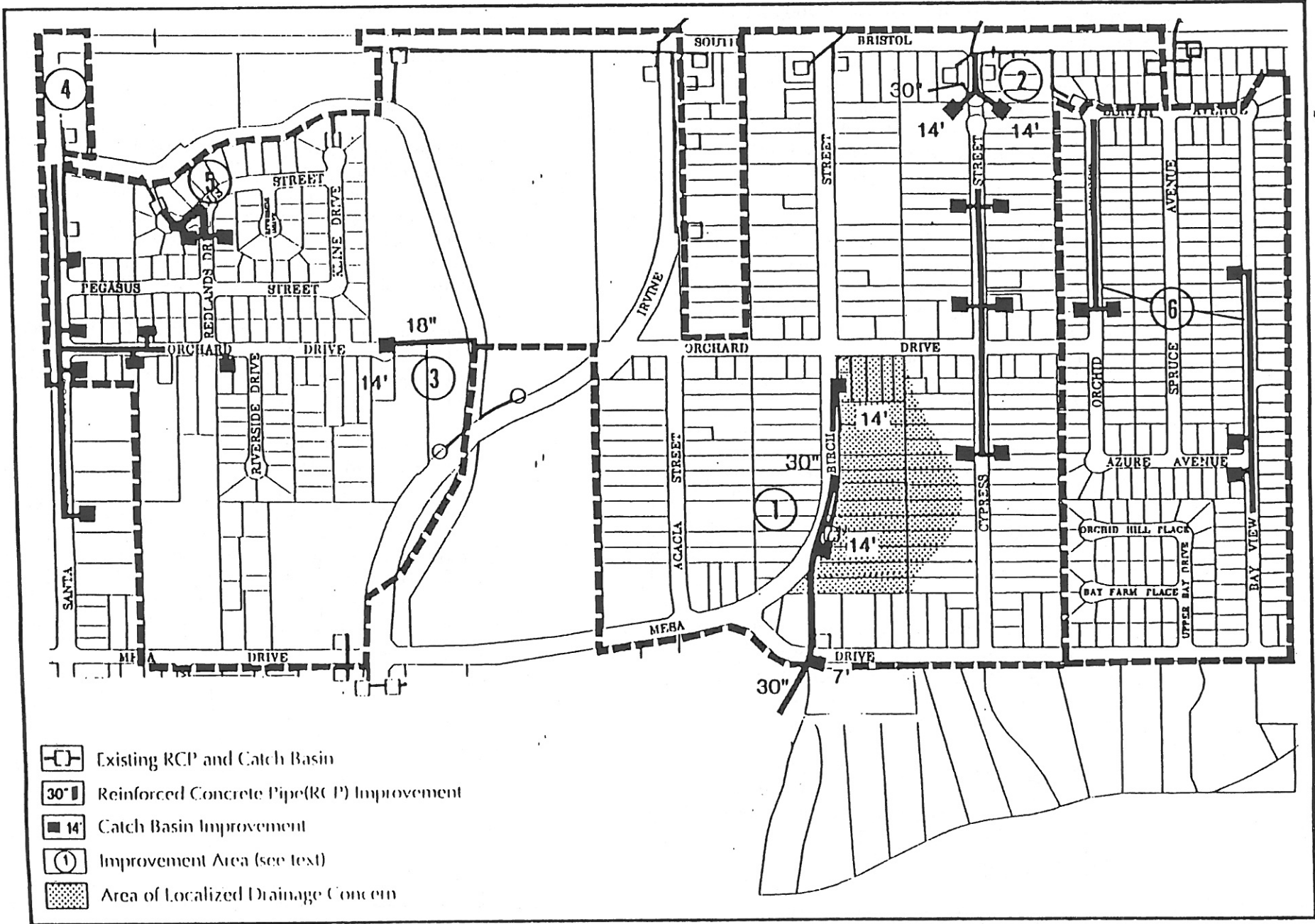
Improvement Feature E: Pump Station 10 pumps sewer flows from various areas of Santa Ana Heights to the 24-inch sewer trunkline along Fair Drive (Improvement Feature F) which flows into the CMSD treatment facility. Pump Station 10 is proposed for upgrading, to include installation of new pumps and controls, electrical service and remodeling of the existing wet well.

Improvement Feature F: Line F is a 24-inch trunkline located along Fair Drive which transports flows from Pump Station 10 to the CMSD treatment facility. A 15-inch parallel line is proposed to be installed.

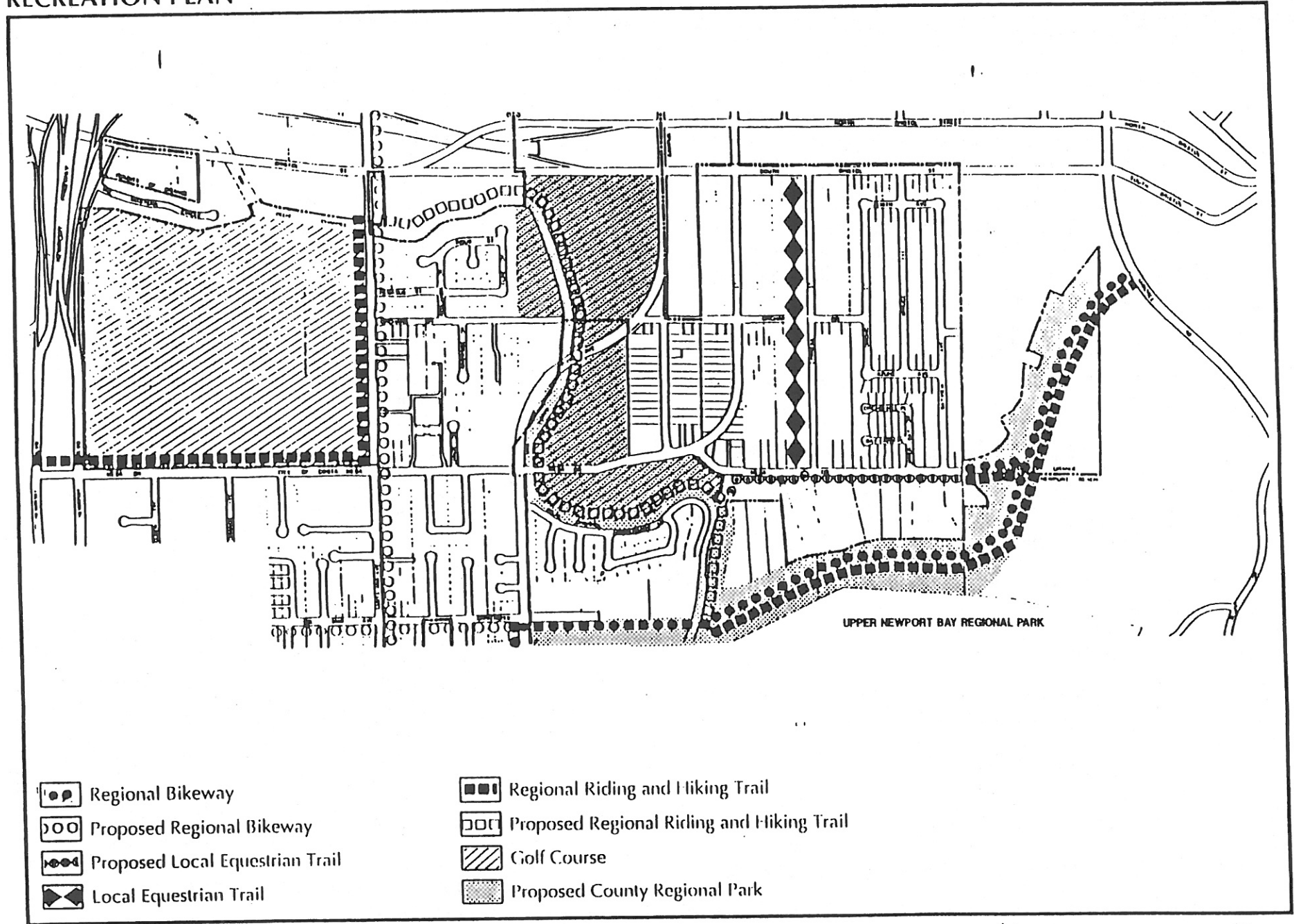
Improvement Feature G: Area 2 Outfall Sewer Facilities. This project will reduce the flows to Costa Mesa Sanitary District's Tustin Office Avenue Pumping Station. This project is needed to meet the demands for ultimate conditions. The project includes a new pump station at the Bristol/Birch intersection, a gravity sewer, and a new sewer force main in Birch Street across the SR-73 bridge and northerly into Newport Beach. It includes a gravity sewer in Birch Street from SR-73 bridge to MacArthur Boulevard.

DRAINAGE SYSTEM IMPROVEMENT PLAN

SANTA ANA HEIGHTS
SPECIFIC PLAN



RECREATION PLAN



SANTA ANA HEIGHTS SPECIFIC PLAN

3. Drainage System Improvements

In general, the existing storm runoff collection system within the specific plan area is adequate with the exception of areas where proposed circulation realignments and modifications will alter street drainage patterns. The ultimate land use changes and circulation improvements will require the construction of 2,550 linear feet of 30-inch reinforced concrete pipe (RCP) mains and a system of catch basins. Improvements to the existing system are shown in Exhibit 9 and are described as follows with several having been completed:

Improvement Area 1:

- One 14-foot catch basin at Orchard Drive and Birch Street
- 30-inch RCP along Birch Street from Orchard Drive to Mesa Drive
- One 7-foot catch basin at Mesa Drive to drain southerly
- 30-inch RCP from Mesa Drive to Santa Ana-Delhi channel

Improvement Area 2:

- 30-inch RCP on Cypress Street from Cypress Street cul-de-sac to South Bristol Street
- Two 14-foot catch basins at Cypress Street cul-de-sac

Improvement Area 3:

- One 14-foot catch basin at Orchard Drive cul-de-sac

- 18-inch RCP from Orchard Drive cul-de-sac to Santa Ana-Delhi channel

Improvement Area 4:

- Installation of 1,900 feet of storm drain along Santa Ana Avenue south of Orchard Drive.
- Installation of eight (8) catch basins on Santa Ana Avenue.

Improvement Area 5:

- Installation of an 18" diameter drainage system along Indus Street and Redlands Drive to divert storm water run-off around this area to the Santa Ana-Delhi Channel.

Improvement Area 6:

- Installation of 18" diameter RCP and three catch basins along Bayview Avenue.
- Also, installation of storm drain and two catch basins on 250 feet of Orchid Street.

A localized drainage problem exists along Birch and Cypress streets south of Orchard Drive. In this area, surface runoff flows from parcels fronting on Cypress Street onto parcels along Birch Street. Ponding of water also occurs on at least one parcel along Birch Street. This drainage situation is a particular concern where business park development is planned to occur along Birch Street.

Such development must provide for the transport of runoff from adjacent residential parcels to the drainage facilities planned along Birch Street. The area affected by this drainage problem is highlighted in Exhibit 9, the boundary of which is based on existing topography.

In order to adequately provide for surface runoff in this area, a comprehensive drainage plan and implementation program must be developed for the area highlighted in Exhibit 9 prior to any business park development within the affected area. Possible drainage solutions which are being considered include the following:

- An underground storm drain collection system
- A pumping station which collects storm runoff and pumps to an acceptable public storm drain system

Funding possibilities for these improvements include the Orange County Development Agency, an assessment district or developer contribution.

4. Electric, Telephone and Cable Television Improvements

Although not anticipated, the planned improvements and modifications to the circulation system may require utility relocations, realignments or abandonments.

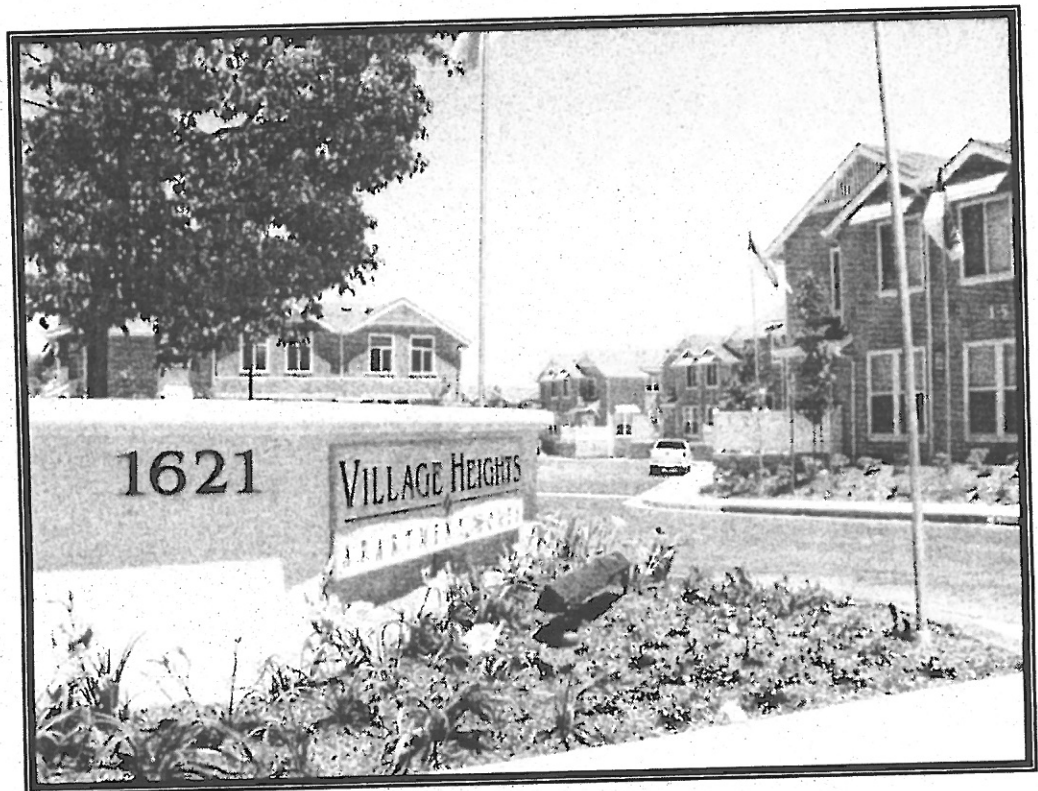
D. Recreation Plan

The Recreation Plan is designed to enhance equestrian opportunities within the specific plan area with appropriate connections between local and regional trail systems. Exhibit 10 identifies those recreational facilities planned within and adjacent to the specific plan area. Elements of the Recreation Plan are as follows:

- A local equestrian trail has been constructed along the west side of Cypress Street from the north end of the street to Mesa Drive. As currently shown on the Recreation Plan, the trail would continue west along the south side of Mesa Drive to just prior to Birch Street, where it turns south to connect with the proposed regional trails along Upper Newport Bay and the Santa Ana-Delhi channel. This local equestrian trail is also planned to extend east along Mesa Drive from Cypress Street to the Irvine Coast Regional Trail.

- Acquisition of an appropriate site for development of a public equestrian center will be studied. Facilities within a center may include box stalls and pipe corrals, arenas, horse rental facilities, parking and staging areas, and other related support facilities, including an office and storage rooms. If a site is acquired by the County, the property would be developed and maintained by a private stable operator under a lease agreement with the County.
- Regional recreation facilities, either existing or proposed within the general areas, include: two existing golf courses, the Newport Beach Golf Course and Santa Ana Country Club; the existing Irvine Coast Regional Riding and Hiking Trail through Upper Newport Bay, linking the existing trail along San Diego Creek with the proposed Santa Ana Heights Regional Riding and Hiking Trail along the Santa Ana-Delhi channel; an existing bikeway along Irvine Avenue south of University Drive; and proposed bikeways along University Drive and through Upper Newport Bay.
- The County's Upper Newport Bay Nature Preserve will include land adjacent to the State Ecological Reserve. This preserve will complement the Ecological Reserve with more active uses, such as an interpretive center and a pedestrian trail, and will serve as a buffer from adjacent land development.

SANTA ANA HEIGHTS SPECIFIC PLAN



Community Design Program

A. Introduction

The intent of the Santa Ana Heights Specific Plan design guidelines is to promote a consistent, high quality character of development that will result in the overall enhancement of the aesthetic character of the community. Use of these guidelines in future project approvals will implement these objectives through the careful use of building forms and materials, streetscape concepts, setback and buffer areas and a unifying landscape concept. Combining these elements will provide a sense of identity to the specific plan area and development which will complement existing and surrounding land uses while minimizing business park development impacts to the adjacent REQ District.

Consolidation of single lots within the business park area of Santa Ana Heights can provide for more flexibility in the design of office development, thereby enhancing the aesthetic character and cohesiveness of the development. Lot consolidation is encouraged within the business park area through the inherent benefits obtained when developing on larger, consolidated parcels (e.g., the ability to dissolve setbacks along interior lot lines and to design more efficiency into parking areas) which will provide better business park development with fewer driveways and improve the overall community vehicular circulation.

B. Architectural Guidelines for Business Park Uses

Due to the proximity of the areas designated for business park uses to residential uses, it is the stated objective of the County to provide architectural guidelines for business park uses which will blend in with and complement the residential areas of the community. In order to achieve that goal, the following guidelines will be of prime importance in the consideration of future development proposals.

1. Building Massing/Form

- Building facades abutting streets shall not have the appearance of excessive massing or bulk. The use of grading techniques and grade changes should be considered in order to minimize mass and bulk of buildings.

- Special consideration shall be given architecturally to emphasize pedestrian areas such as entry ways, walkways, and courtyards/plazas (e.g., trellises, low parapet walls, extended roof or patio overhangs).
- Buildings clustered around a pedestrian area, such as a courtyard/plaza, shall be designed to minimize excessive shading and maximize light exposure.
- Long, uninterrupted exterior walls shall be avoided on all buildings. For architectural interest, walls shall incorporate relief features including building elements, articulation, window treatment, and negative space to create an interesting blend with the landscaping, other buildings and the casting of shadows. Incorporation of small-scale elements such as planters, installation of mature landscaping and landform manipulation will aid in softening the overall mass of structures.
- Particular consideration as to color, material, and form shall be given to the design and treatment of roofs because of their potential visual impact.
- Roof flashing, rain gutters, downspouts and vents shall be treated to match materials and/or colors of the overall building. All roof equipment shall be screened with materials/colors consistent with the treatment of the building.
- Utilization of windows and balconies shall be encouraged in order to extend interior space to the outside and to create a visual connection with the exterior setting of courtyard or plaza areas. Useable balconies and unenclosed outside stairwells shall not be used on walls facing the REQ District.
- Walls and/or fences shall be used to screen utility and maintenance structures/facilities and storage areas. These

SANTA ANA HEIGHTS SPECIFIC PLAN

surfaces shall match or be in harmony with the exterior finish of any structure with which they are in contact.

- Radical theme structures, signage, building and roof forms shall be discouraged.

2. Exterior Building Materials

The following shall be used as predominant exterior wall materials throughout the business park area. A combination of these materials is encouraged to soften and add architectural variety and interest to building facades.

- Wood.
- Brick, stone, rock or other appropriate accent materials.
- Architecturally treated concrete, concrete masonry, and block. These materials are to be painted or integrally colored in tones ranging from whites to earth tones.
- Stucco, with a machine applied or smooth finish in natural gray or colors ranging from whites to earth tones.

Accent materials and colors shall be coordinated to achieve a continuity of design with the overall structure and surrounding structures.

3. Glazing

- The use of glass shall be subdued and in harmony with the building and the natural surroundings. Glazing shall be used predominately for the purpose of lighting interior space. Glazing shall not be used as a major architectural element, but may be used as an accent feature to add variety to building facades. Mirrored glazing shall not be used.

4. Building Entrances

- Site access, entrance drives and building entries shall be readily observable and inviting to the first-time visitor.
- Care shall be taken to provide minimum conflict between service vehicles, private automobiles, and pedestrians.
- Building entries shall be integrated with overall building form and should be highlighted by such features as:
 - entry porte-cocheres
 - inviting pedestrian spaces such as plazas and fountains
 - special planters and plantings
 - textured hardscape

5. Building Rooflines

- Roofs may be sloped, in a hip, gable, or shed fashion. Flat roofs are permissible provided that the roofing material is concealed by a minimum eighteen (18) inch high parapet all or other approved architectural treatment.
- Simulated wood and slate materials, lightweight concrete and tile roofs are encouraged and must meet Building and Fire Code requirements. Highly reflective metal roofing material is prohibited. Asphalt and fiberglass materials are permitted only on flat roofs where screened from view.
- In all cases, roof-mounted mechanical equipment shall be screened from view from the adjacent streets and adjacent REQ District residences with materials finished to match materials and colors in the roof and building.
- Uncovered trash enclosures shall not be located any closer than 40 feet from any property line abutting the REQ District and no closer than ten feet from any side

property line and shall not exceed a height of 8 feet maximum abutting the BP District.

6. Energy Considerations

- Passive solar design orientation is encouraged. Solar collectors, if used, shall be oriented away from public view or designed as an integral element of the roof structure.

7. Sound Attenuation

- All interior building areas shall be mitigated for noise, consistent with the Orange County Noise Element.

C. Landscape Guidelines

Landscape design is a crucial element in achieving a distinctive development character and in blending the development with the existing character of surrounding land uses. This character will be reinforced through the coordinated design and selection of landscape and paving materials and emphasis on special features such as entryways and signage. The overall landscape and buffer plan for the specific plan area is illustrated in Exhibit 11. Guidelines are specified herein for the following landscape components of the plan:

- Streetscape
- Entry treatment
- Buffer design
- Parking lot design
- Hardscape and street furniture design
- Landscape maintenance

1. Streetscape

Business Park Streetscape - Acacia and Birch Streets, and Orchard Drive

Acacia Street, Birch Street and Orchard Drive roadways were originally each designed with two eleven-foot and two thirteen-

foot travel lanes and a six-foot walkway on either side. Acacia Street (within the Business Park District) is designed with a 70 foot right-of-way with two (2) twelve-foot travel lanes, a twelve-foot median lane, an eight-foot bikeway and a nine-foot parkway that will include a six-foot sidewalk on either side (Exhibit 12). Adjacent to the walkways outside the right-of-way, a ten-foot landscaped setback is required. Should it be appropriate, road dimensions within right-of-way may be modified as needed to accommodate existing structures. Birch Street is now designed with an 80 foot right-of-way and Orchard Drive is designed with a 70 foot right-of-way (Exhibits 12 and 13). Birch Street has the same improvements as Orchard Drive but with the added feature of a ten-foot median/left turn pocket. The streetscape for the business park area will be installed by individual property owners concurrent with development of approved projects. Ongoing maintenance will be the responsibility of individual property owners.

The ten-foot landscaped front setback shall be bermed at a 3:1 slope and planted with the designated street tree, *Tristania conferta* (Brisbane box), in one row, thirty feet on center. All street trees shall be a minimum 24-inch box size when installed. Later phases of development must provide trees in sizes comparable to existing trees, or the largest commercially available.

To screen parking areas, the remainder of the landscaped setback area shall be planted with a continual massing of shrubs and groundcover using the following plant palettes:

Shrubs

Hemerocallis spp.
Hebe buxifolia 'coed'
Pittosporum tobira 'variegata'
Raphiolepis indica
Agapanthus spp.
Pittosporum tobira 'wheeleri'
Xylosma congestum
Trachelospermum jasminoides

Daylily
'Hebe'
Variegated tobira
India hawthorn
Lily-of-the-Nile
Dwarf tobira
Shiny xylosma
Star jasmine

SANTA ANA HEIGHTS SPECIFIC PLAN

All shrubs shall be a minimum size of five gallon.

Groundcover

Hedera Helix 'Hahns'

English Ivy

Turf is discouraged.

Residential Streetscape - Cypress Street

The Cypress Street roadway is designed with two twelve-foot travel lanes, eight-foot on-street parking areas on each side of the street and, on the east side of the street, a five-foot-wide sidewalk adjacent to the street. On the west side of the street, a three-foot planted parkway will be located adjacent to the curb along with twelve-foot-wide equestrian trail (Exhibit 15). Funding for implementation of the streetscape along Cypress Street may be through an assessment district, the Orange County Development Agency or some other future funding source.

The surface of the equestrian trail shall be one of the following:

- Compacted decomposed granite
- Existing soil, graded and compacted

Driveways crossing the trail shall be constructed of a non-slippery surface. A three and one-half-foot high split rail fence shall be installed on both sides of the equestrian trail the integrity of the trail shall be maintained by new development.

Residential Streetscape - Mesa Drive

The Mesa Drive roadway is planned with the same design features as Cypress Street, with an equestrian trail on the south side of the street and a pedestrian sidewalk on the north side. Exhibit 15 illustrates the typical section for Cypress Street and Mesa Drive east of Birch Street. Funding for implementation of the streetscape may be through an assessment district, the Orange County Development Agency or some other future funding source.

Residential Streetscape - Orchard Drive

The Orchard Drive roadway is designed with two (2) twelve-foot travel lanes and eight-foot on-street parking areas on each side of the street. A ten-foot planted parkway will be located on the north side of the street. On the south side of the street, a ten-foot planted parkway provided with a meandering four-foot sidewalk. Funding for implementation of the streetscape within the residential area of Orchard Drive may be through an assessment district, the Orange County Development Agency or some other future funding source. The streetscape improvements within the business park area will be installed by individual property owners concurrent with development of approved projects.

The ten-foot landscaped parkways shall be planted with the designated street tree, *Platanus acerifolia* (London plane tree), in one row, thirty feet on center. All street trees shall be a minimum 24-inch box when installed. The remainder of the landscaped area shall be planted with *Vinca minor* groundcover.

2. Entry Treatment

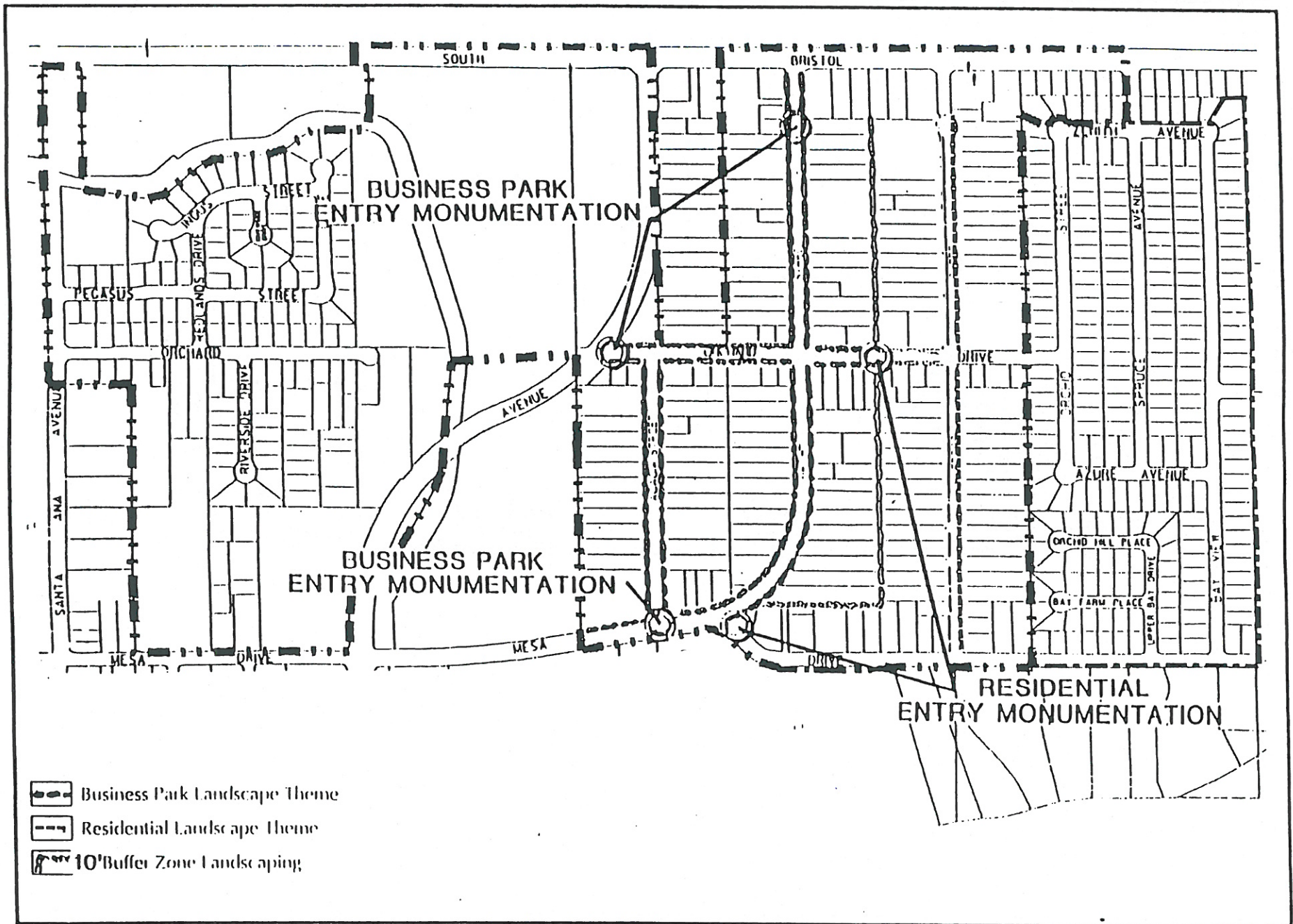
Business Park Entry Treatment

The primary purpose of entry treatment is the announcement of entry into the specific plan area. For the business park area, special entry treatment will be located at the intersection of Irvine Avenue and Orchard Drive and on Birch Street just south of the South Bristol Street intersection (Exhibit 10). The two entry statements should be identical in design in order to reinforce project continuity and identification. These entries may include the following:

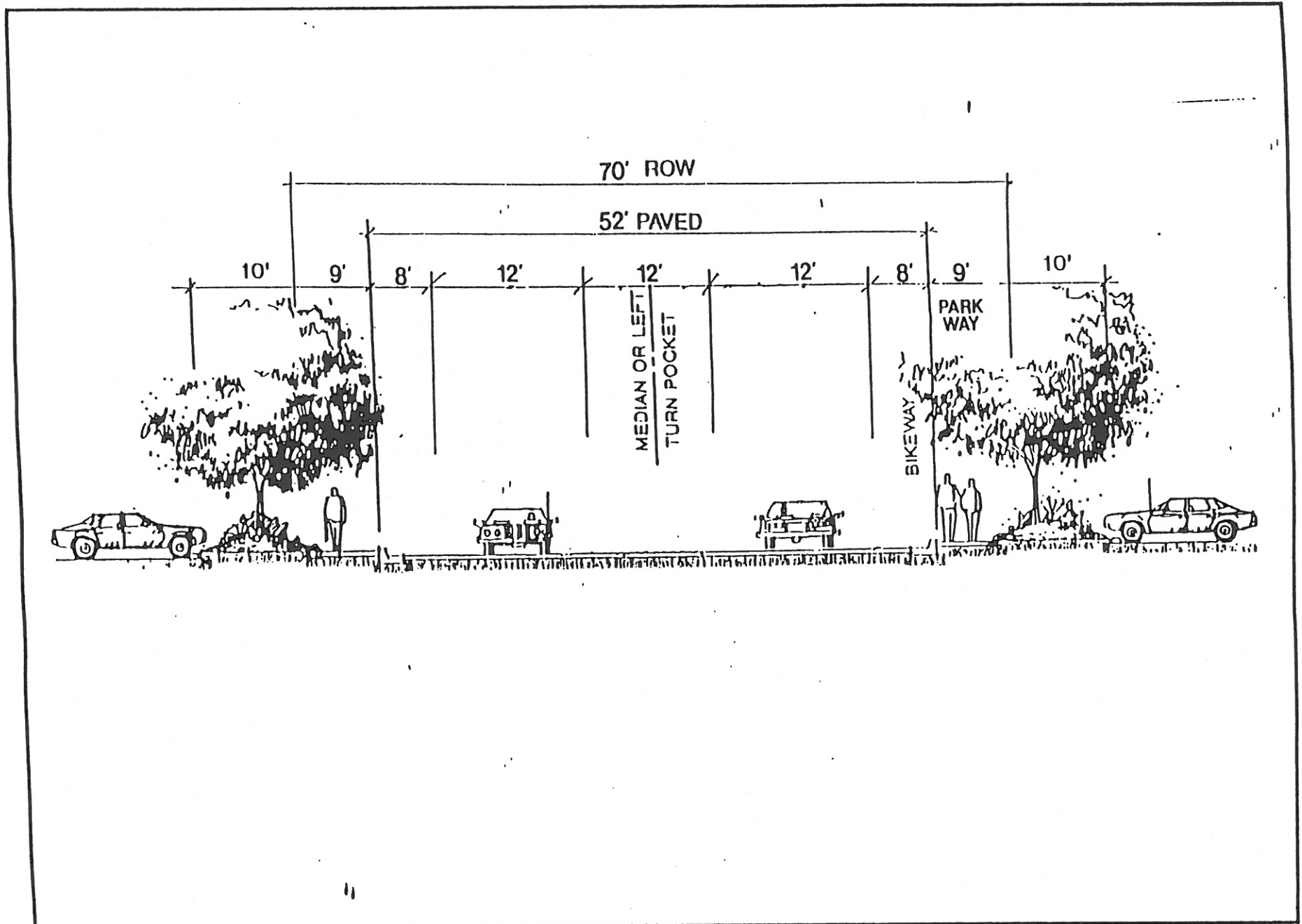
- Landscape elements, including accent trees, shrubs, and groundcover
- Entry monumentation
- Pedestrian crossings and signalization, if appropriate

LANDSCAPE PLAN/BUFFER DIAGRAM

SANTA ANA HEIGHTS SPECIFIC PLAN



TYPICAL SECTION ACACIA STREET



TYPICAL SECTION BIRCH STREET AND MESA DRIVE
(West of Birch Street)

SANTA ANA HEIGHTS
SPECIFIC PLAN

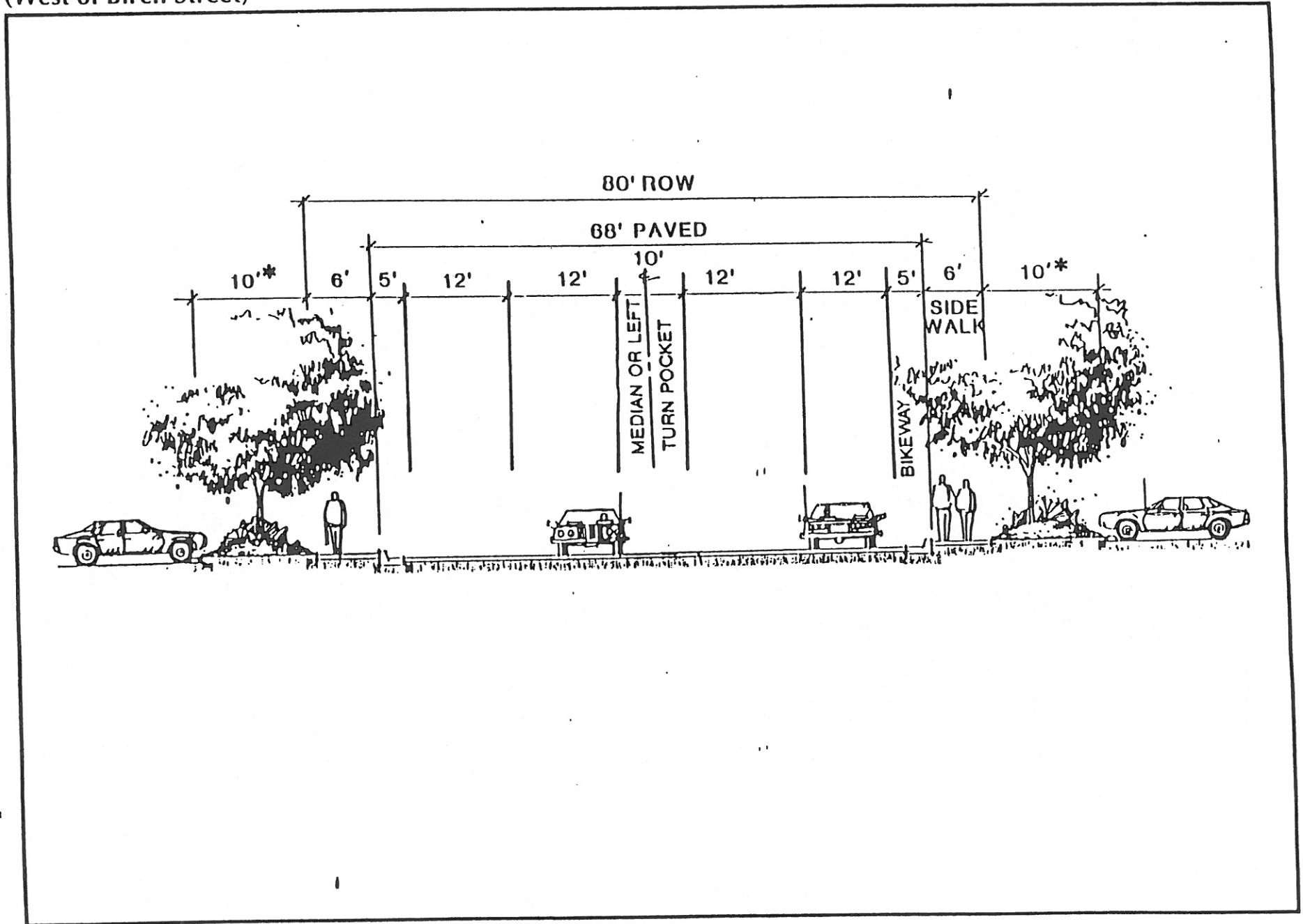


EXHIBIT 12

TYPICAL SECTION THROUGH ORCHARD DRIVE
(In the Business Park District)

SANTA ANA HEIGHTS
SPECIFIC PLAN

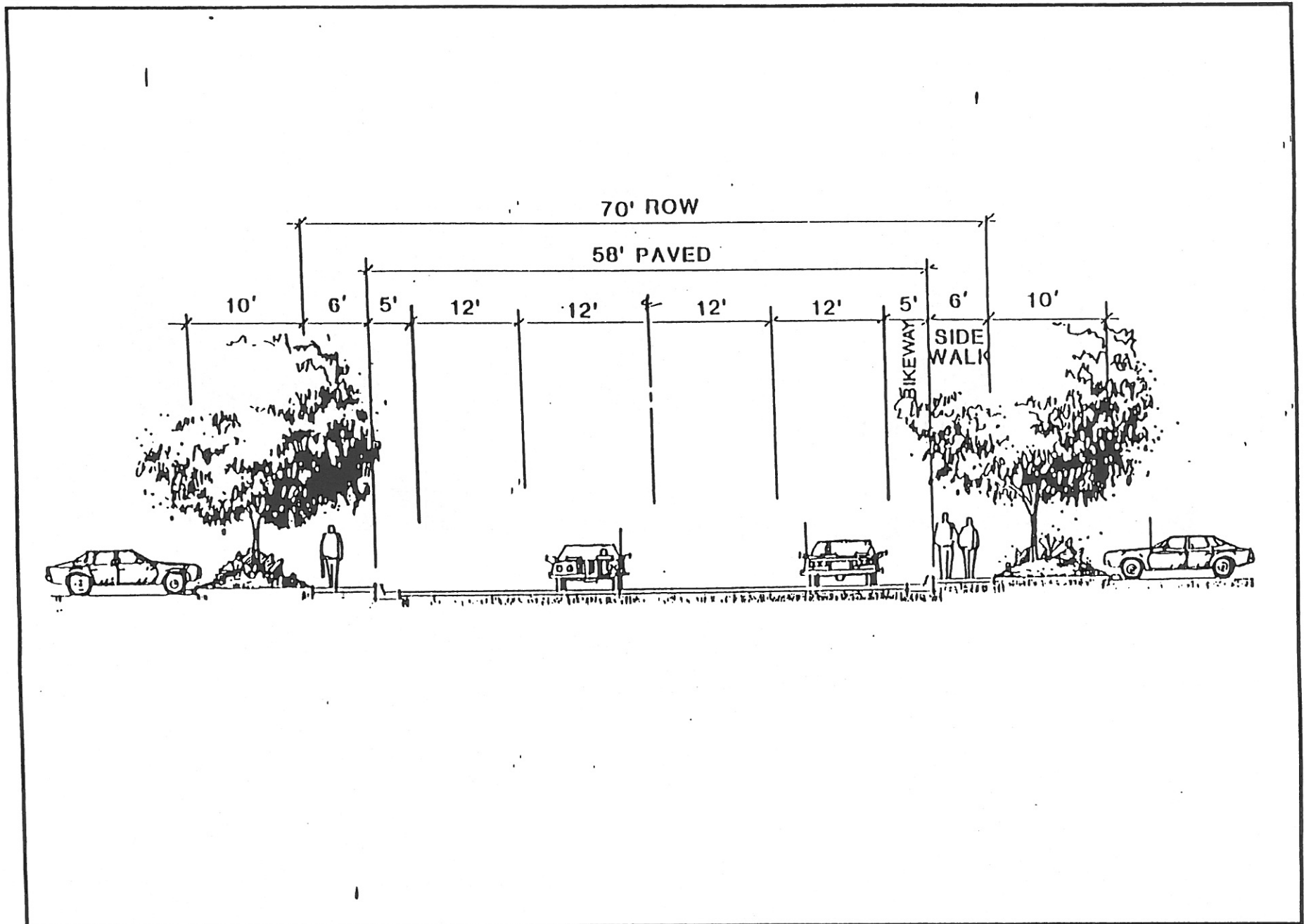


EXHIBIT 13

TYPICAL SECTION ACACIA STREET

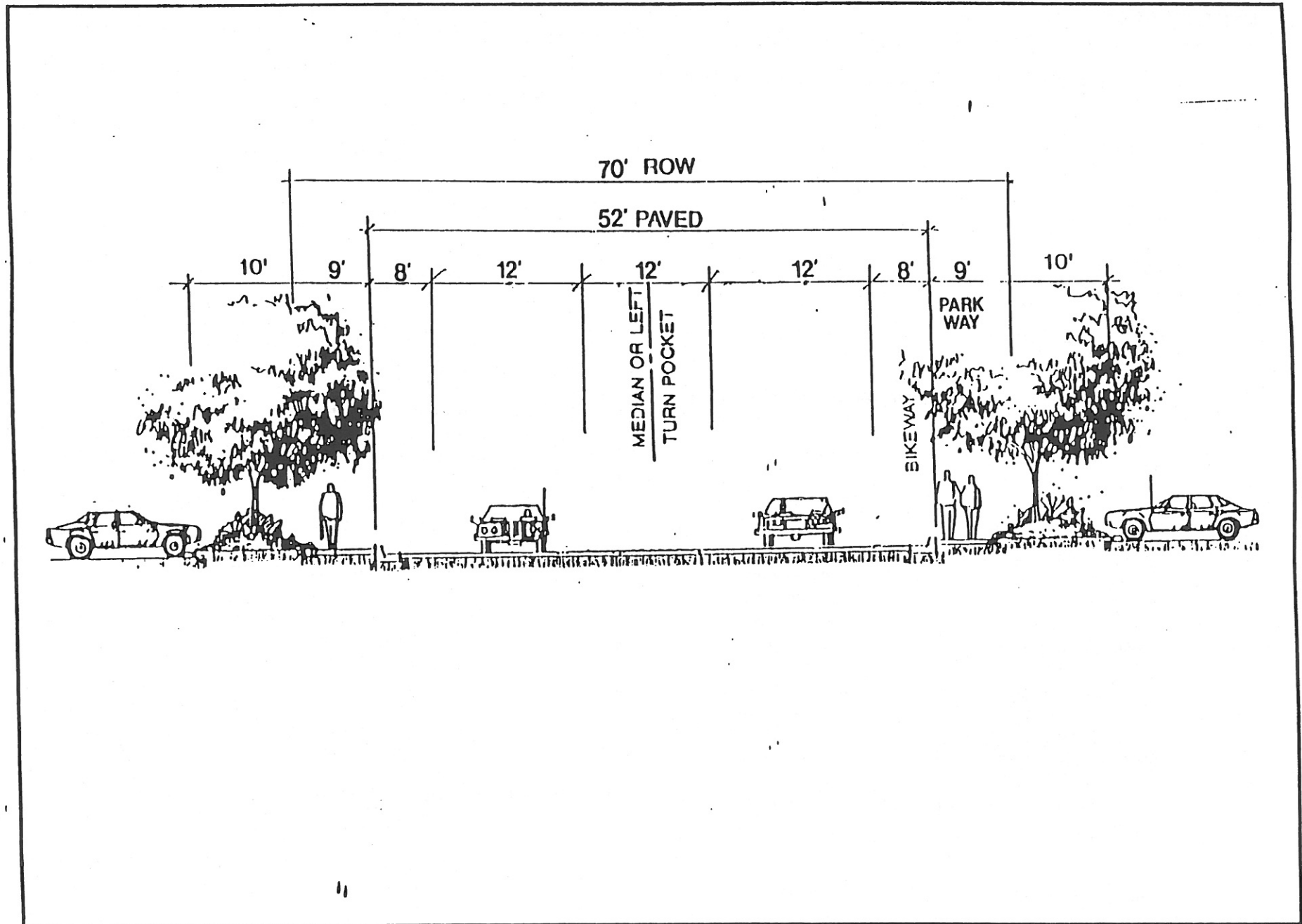


EXHIBIT 11

SANTA ANA HEIGHTS SPECIFIC PLAN

Recommended plant materials for the business park entryways include the following:

Accent Trees

| | |
|---|------------|
| <u>Cupaniopsis Anacardioides</u> (multi-trunk) | Carrotwood |
| <u>Erythrina caffra</u> (multi-trunk) | Coral tree |
| <u>Jacaranda mimosifolia</u> (multi-trunk) | Jacaranda |

All accent trees shall be a minimum 24-inch box size when installed.

Shrubs

| | |
|---------------------------------------|-------------------|
| <u>Hemerocallis spp.</u> | Daylily |
| <u>Hebe buxifolia 'coed'</u> | Hebe |
| <u>Pittosporum tobira 'variegata'</u> | Variegated tobira |
| <u>Raphiolepis indica</u> | India hawthorn |
| <u>Bougainvillea spp.</u> | Bougainvillea |
| <u>Agapanthus spp.</u> | Lily-of-the-Nile |
| <u>Abelia grandiflora</u> | Glossy abelia |
| <u>Photinia fraseri</u> | Photinia |
| <u>Pittosporum tobira 'wheeleri'</u> | Dwarf tobira |
| <u>Xylosma congestum</u> | Shiny xylosma |
| <u>Trachelospermum jasminoides</u> | Star jasmine |
| <u>Dodonea viscosa 'purpurea'</u> | Hop seed bush |

All shrubs shall be a minimum size of five gallon.

Groundcover

| | |
|-----------------------------|-------------|
| <u>Hedera Helix 'Hahns'</u> | English Ivy |
| <u>Gazania spp.</u> | Gazania |

Building materials to be used for entry monumentation include the following:

- textured concrete
- wood
- stone
- masonry
- brick

Residential Entry Treatment

For the residential areas, entry treatment will be located on Orchard Drive between Birch and Cypress streets and at the intersection of Mesa Drive and Acacia Street (Exhibit 11). These entries should be identical in design and reflect a more residential character in landscaping and signage, clearly delineating to business park users the entrance to a residential neighborhood. These entries may incorporate the following:

- Landscape elements, including accent trees, shrubs and groundcover
- Entry monumentation
- Pedestrian crossings, if appropriate

Recommended plant materials for the residential entryways include the following:

Accent Trees

| | |
|---|--------------------|
| <u>Melaleuca quinquenervia</u> | Cajeput tree |
| <u>Jacaranda mimosifolia</u> (multi-trunk) | Jacaranda |
| <u>Liquidambar styraciflua</u> | American sweet gum |
| <u>Callistemon citrinus</u> | Lemon bottlebrush |

All accent trees shall be a minimum 24-inch box size when installed.

Shrubs

| | |
|---------------------------------------|-------------------|
| <u>Hemerocallis spp.</u> | Daylily |
| <u>Hebe buxifolia 'coed'</u> | Hebe |
| <u>Pittosporum tobira 'variegata'</u> | Variegated tobira |
| <u>Raphiolepis indica</u> | India hawthorn |
| <u>Bougainvillea spp.</u> | Bougainvillea |
| <u>Agapanthus spp.</u> | Lily-of-the-Nile |
| <u>Abelia grandiflora</u> | Glossy abelia |
| <u>Photinia fraseri</u> | Photinia |
| <u>Pittosporum tobira 'wheeleri'</u> | Dwarf tobira |
| <u>Xylosma congestum</u> | Shiny xylosma |
| <u>Trachelospermum jasminoides</u> | Star jasmine |
| <u>Dodonea viscosa 'purpurea'</u> | Hop seed bush |

All shrubs shall be a minimum size of five gallon.

Groundcover

| | |
|-----------------------------|-------------|
| <u>Hedera Helix 'Hahns'</u> | English Ivy |
| <u>Gazania spp.</u> | Gazania |

3. Buffer Design

Along all property lines where business park uses abut residential uses, a three-foot-wide landscape buffer shall be required in order to screen and soften views from existing residential uses to business park uses. The concept for planting the buffer areas will consist of a dense planting of trees and shrubs incorporating both low and high vertical elements. These elements will be combined with a six-foot-high opaque wall at the property line in order to achieve the desired effect (Exhibit 16). The planting will consist of evergreen trees and shrubs and will include the following:

Trees

| | |
|----------------------------------|--------------------|
| <u>Pinus canariensis</u> | Canary Island pine |
| <u>Podocarpus gracilior</u> | Fern Pine |
| <u>Cypress leylandii</u> | Cypress |
| <u>Cupaniopsis anacardioides</u> | Carrotwood tree |
| <u>Pittosporum undulatum</u> | Victoria box |
| <u>Pinus Halepensis</u> | Aleppo pine |

A minimum of one (1) 24" boxed trees planted at 15 feet on center in the buffer area, with adequate infill landscaping of approved shrubs and ground cover.

Shrubs

| | |
|---------------------------------------|-------------------|
| <u>Hemerocallis spp.</u> | Daylily |
| <u>Hebe buxifolia 'coed'</u> | Hebe |
| <u>Pittosporum tobira 'variegata'</u> | Variegated tobira |
| <u>Raphiolepis indica</u> | India hawthorn |
| <u>Bougainvillea spp.</u> | Bougainvillea |
| <u>Agapanthus spp.</u> | Lily-of-the-Nile |
| <u>Abelia grandiflora</u> | Glossy abelia |
| <u>Photinia fraseri</u> | Photinia |
| <u>Pittosporum tobira 'wheeleri'</u> | Dwarf tobira |
| <u>Xylosma congestum</u> | Shiny xylosma |
| <u>Trachelospermum jasminoides</u> | Star jasmine |
| <u>Dodonea viscosa 'purpurea'</u> | Hop seed bush |

All shrubs shall be a minimum size of five gallon.

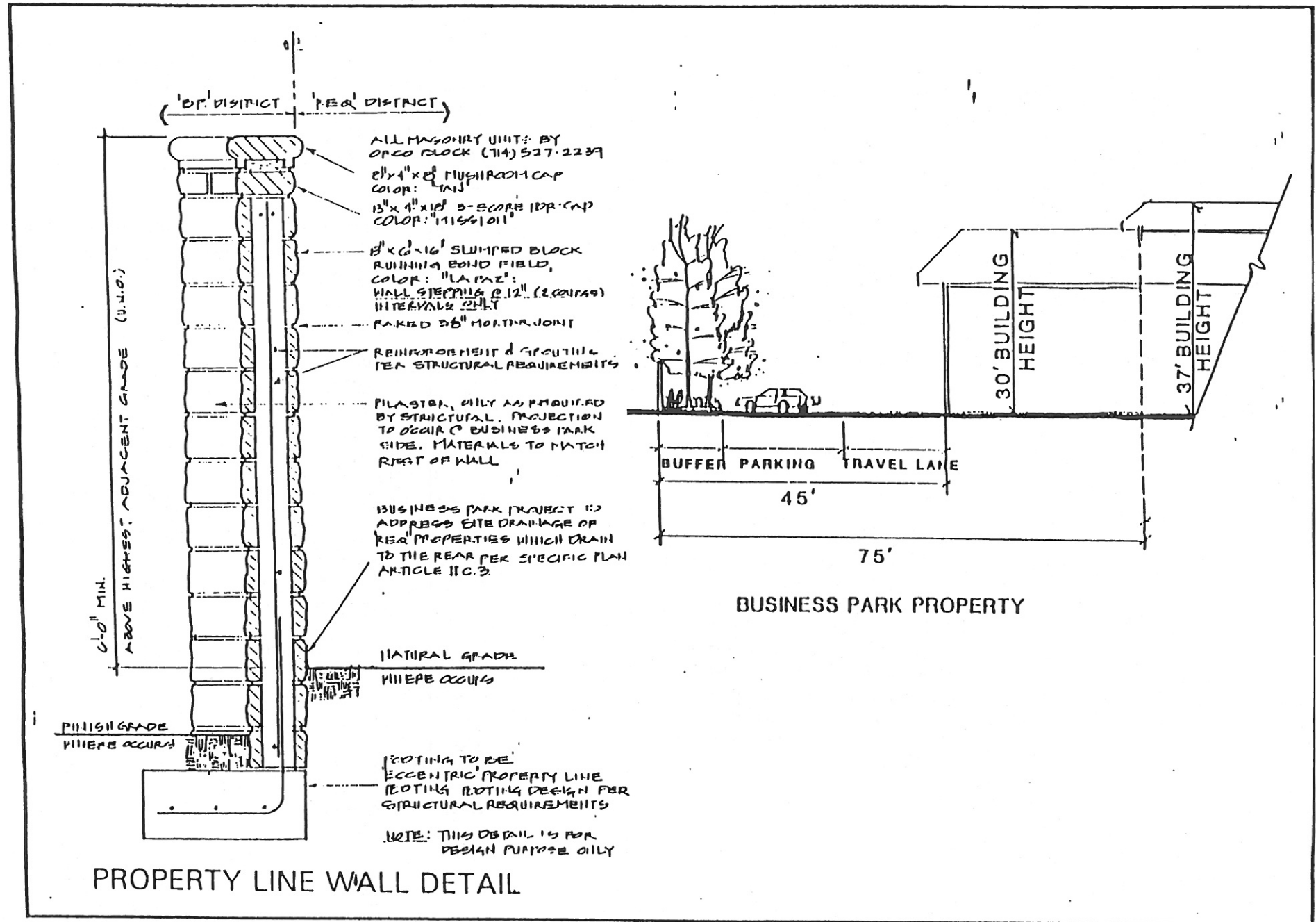
Groundcover*

| | |
|-----------------------------|-------------|
| <u>Gazania spp.</u> | Gazania |
| <u>Hedera Helix 'Hahns'</u> | English Ivy |

***Heavy planting is recommended to screen views.**

BUSINESS PARK/RESIDENTIAL EQUESTRIAN BUFFER DESIGN

SANTA ANA HEIGHTS SPECIFIC PLAN



4. Parking Lot Design

Within parking areas, trees shall be provided at a minimum ratio of one tree per four parking stalls. Planting islands shall be located not less than every eight parking stalls. The planting islands shall be a minimum of three feet wide and equal in length to the parking space it abuts (Exhibit 17). Landscaping in parking lot areas is to be protected by a curb at least six inches in height.

Recommended plant materials include the following:

Trees

| | |
|---------------------------------|--------------------|
| <u>Melaleuca quinquenervia</u> | Cajeput tree |
| <u>Pinus canariensis</u> | Canary Island pine |
| <u>Eucalyptus sideroxylon</u> | Red iron bark |
| <u>Eucalyptus ficifolia</u> | Red-flowering gum |
| <u>Cupaniopsis anacardiodes</u> | Carrotwood tree |

Shrubs

| | |
|---------------------------------------|-------------------|
| <u>Hemerocallis spp.</u> | Daylily |
| <u>Hebe buxifolia 'coed'</u> | Hebe |
| <u>Pittosporum tobira 'variegata'</u> | Variegated tobira |
| <u>Raphiolepis indica</u> | India hawthorn |
| <u>Bougainvillea spp.</u> | Bougainvillea |
| <u>Agapanthus spp.</u> | Lily-of-the-Nile |
| <u>Abelia grandiflora</u> | Glossy abelia |
| <u>Photinia fraseri</u> | Photinia |
| <u>Pittosporum tobira 'wheeleri'</u> | Dwarf tobira |
| <u>Xylosma congestum</u> | Shiny xylosma |
| <u>Trachelospermum jasminoides</u> | Star jasmine |
| <u>Dodonea viscosa 'purpurea'</u> | Hop seed bush |

All shrubs shall be a minimum size of five gallon.

Groundcover

| | |
|-----------------------------|-------------|
| <u>Gazania spp.</u> | Gazania |
| <u>Hedera Helix 'Hahns'</u> | English Ivy |

5. Hardscape and Street Furniture Design

Hardscape and street furniture design elements incorporated into the overall design theme for development in the specific plan area shall include, but not be limited to: walls and fences, paving, light fixtures, bollards, benches, trash receptacles and planters. Hardscape and street furniture elements will function to allow a coordinated and consistent visual and physical connection between buildings and landscape materials within the specific plan area.

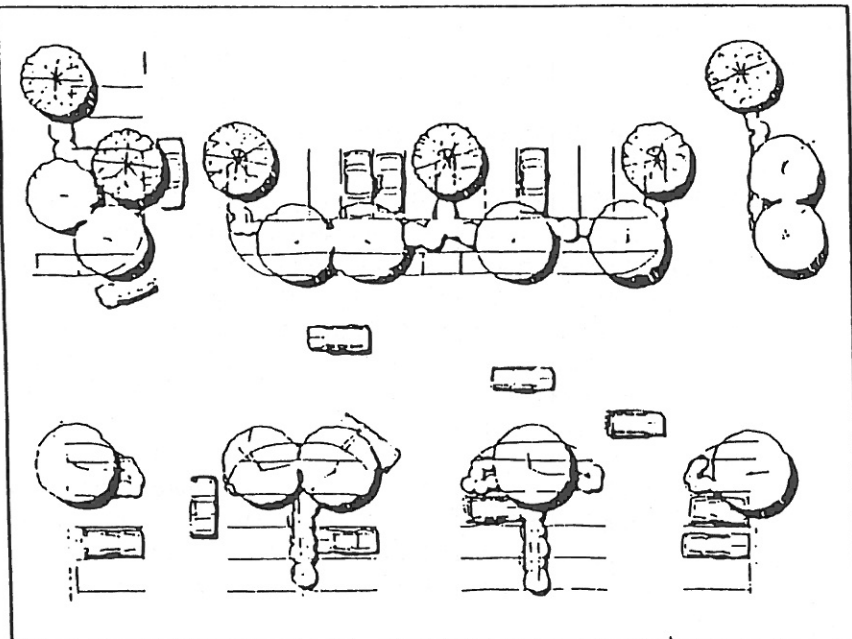
Building materials to be used as key hardscape elements are specified below. All materials utilized for walls, fences, paving, lighting and street furniture shall be coordinated with and be complementary to architectural design details and materials.

a. Walls and fences

- Concrete masonry: integral color, 4" coursing maximum
- Brick: either red or in earth tones
- Concrete: Textured, bush-hammered, rock salt, sandblasted, integral color in earth tones
- Wrought iron (as accents)
- Stucco: integral or painted color (same as building stucco color or approved alternative)

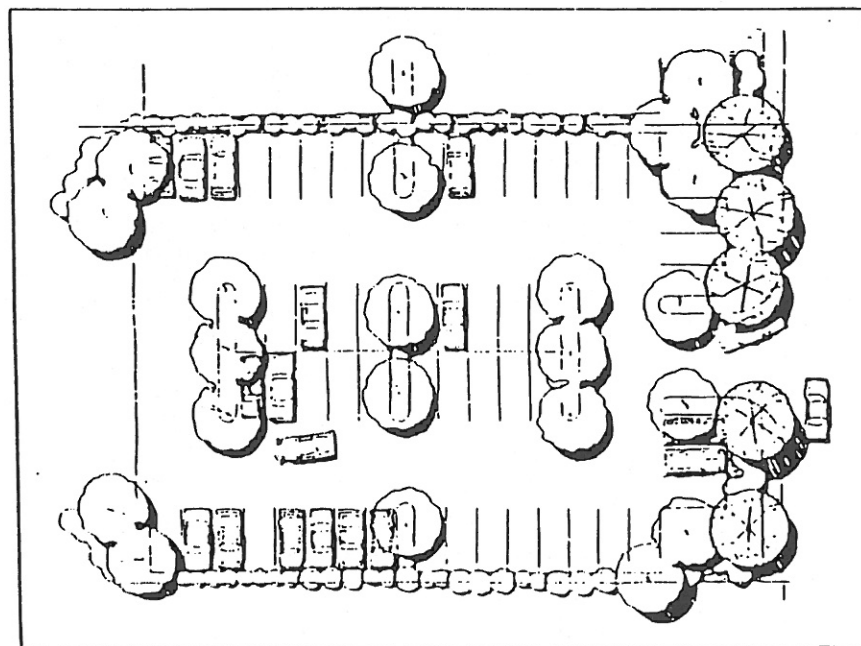
BUSINESS PARK PARKING LOT LANDSCAPE DESIGN CONCEPTS

SANTA ANA HEIGHTS SPECIFIC PLAN



TYPICAL BUSINESS PARK PARKING LOT LANDSCAPE

TYPICAL BUSINESS PARK STREETSCAPE



b. Paving within project and individual site entries (outside public right-of-way)

- Concrete: integral color, rock salt, exposed aggregate finish with brick or wood edges, or stamped concrete
- Paving brick: in earth tones
- Paving brick tile: in earth tones
- Textured concrete: in earth tones
- Precast rough-textured pavers: integral color
Precast rough-textured pavers: integral color
- Quarry tile: in earth tones
- Rough textured granite
- River washed stones/cobblestones
- Asphalt: Use of asphalt with the above noted materials as accent features is encouraged.

c. Lighting Fixtures

The following lighting elements may be incorporated into site plans for individual development proposals:

- Parking light standards
- Pedestrian pathways (bollard lights)
- Pedestrian plaza/courtyards (bollard lights)
- Landscape lighting

d. Miscellaneous Hardscape

- Miscellaneous hardscape elements include bollards, benches, trash receptacles and planters. All of these elements shall be designed and located so as to complement and enhance the building.

6. Landscape Maintenance

All landscaping shall be maintained in accordance with the following:

- All planting areas shall be kept free of weeds and debris.
- Lawn and groundcovers shall be kept trimmed and/or mowed regularly.
- All plantings shall be kept in a healthy and growing condition.
- Fertilization, cultivation and tree pruning shall be carried out as part of regular maintenance.
- Irrigation systems shall be kept in working condition. Adjustment and cleaning of system shall be a part of regular maintenance.
- Stakes, guys and ties on trees shall be checked regularly for correct function; ties shall be adjusted to avoid creating abrasions or girdling to the stems.
- Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.

SANTA ANA HEIGHTS SPECIFIC PLAN



Land Use District Regulations

A. PURPOSE AND INTENT

The Santa Ana Heights Specific Plan district regulations are adopted for the purpose of promoting the health, safety and general welfare of the citizens of Orange County and of the future residents of this specific plan area. These regulations are intended to provide the standards, criteria and procedures necessary to implement each element of the Orange County General Plan applicable to this area as more specifically interpreted and explained in this specific plan.

B. DEFINITIONS

Except as otherwise specified below, the meaning and construction of words, phrases, titles and terms used in this specific plan shall be the same as provided in Zoning Code sections 7-9-21 through 7-9-47.

1. Commercial Kennel: Any property where four (4) or more dogs, or four (4) or more cats, over the age of four (4) months, are kept or maintained for the purpose of financial gain, except veterinary clinics and hospitals.
2. Habitable Room: Any room meeting the requirements of the Uniform Building Code and other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.
3. Outdoor Living Area: Outdoor living area is a term used to define spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc., associated with residential uses. Outdoor areas usually not included in this definition are: front yard areas, driveways, maintenance areas and storage areas associated with residential land uses.

C. GENERAL PROVISIONS

1. All construction and development within the Santa Ana Heights Specific Plan area shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical and plumbing codes, the Grading and Excavation Code and the Subdivision and Sign Codes, as currently adopted by the Orange County Board of Supervisors. In case of a conflict between the specific provisions of any such code and this specific plan, the Director, PDSD shall determine which regulations are applicable.
2. All building sites shall comply with the provisions of Zoning Code section 7-9-126, Building Site Requirements.
3. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for so as to be clearly understandable, those regulations of the Zoning Code that are applicable for the most similar use, issue, condition or situation shall be used by the Director, PDSD as guidelines to resolve the unclear issue, condition or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this specific plan.
4. All conditions, requirements and standards, indicated graphically or in writing as a part of any discretionary permit approved in compliance with these regulations shall have the same force and effect as these regulations. Any use or development established as a result of such approved permit but not in compliance with all approved conditions shall be in violation of the Santa Ana Heights Specific Plan and subject to Zoning Code section 7-9-154.
5. If any portion of these regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Board of Supervisors hereby declares that it would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

SANTA ANA HEIGHTS SPECIFIC PLAN

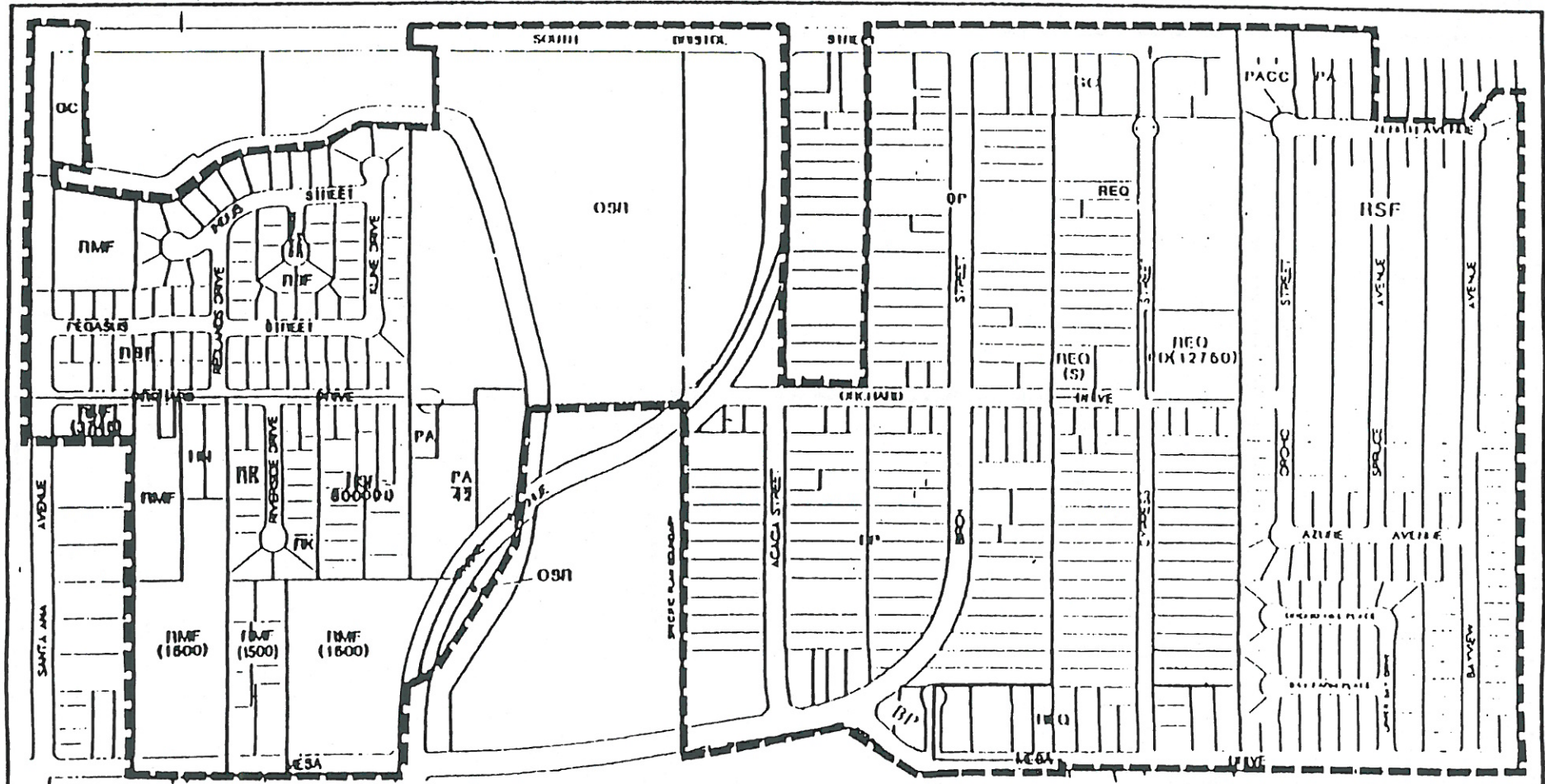
6. Any person, firm, or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500) or by imprisonment in the County Jail of Orange County for a term not exceeding six (6) months or by both fine and imprisonment. Such person, firm, or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this specific plan is committed, continued, or permitted by such person, firm, or corporation and shall be punishable as herein provided. Enforcement of these regulations shall be per Zoning Code section 7-9-154.
7. Zoning Code section 7-9-111, Sign Restrictions District Regulations, shall apply throughout the Santa Ana Heights Specific Plan area, except within the BP "Business Park" District.
8. All new or entirely reconstructed structures with habitable rooms (e.g., dwelling units, hotels, motels, convalescent homes and hospitals) shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the structure, so as not to exceed a standard of 45 dB CNEL in all habitable rooms. In conjunction with this construction, all associated outdoor living areas shall be sound attenuated, if necessary, against present and projected highway noise so as not to exceed a standard of 65 dB CNEL. Prior to the issuance of any building permits for such development, an Acoustical Analysis Report describing the sound attenuation measures required to satisfy the noise standards shall be prepared by a County-certified acoustical consultant and submitted to the Manager, Building Permit Services for approval. The report shall include satisfactory evidence indicating that the sound attenuation measures have been incorporated into the design of the project.

Except for single family detached dwelling units, all common walls and windows/doors shall be provided in compliance with Title 25 regulations and approved by the Manager, Building Permit Services.

9. All nonresidential structures identified in the Land Use/Noise Compatibility Manual shall be sound attenuated against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in those documents. Prior to the issuance of any building permits, evidence prepared by a County-certified acoustical consultant that these standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted to the Manager, Building Permit Services in the form of an Acoustical Analysis Report describing in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicate that the sound attenuation measures specified have been incorporated into the design of the project.
10. Prior to the issuance of a building permit for a structure that penetrates the 100:1 Noise Surface pursuant to FAR Part 77.13, the project applicant shall submit a "Notice of Proposed Construction" to the Federal Aviation Administration (FAA), which will initiate an Aeronautical Study of the project by the FAA. Upon completion of the FAA Aeronautical Study, the project applicant shall submit evidence to the Manager, Building Permit Services, that restrictions and conditions, if any, imposed on the project by the FAA have been incorporated into the design of the project.

SANTA ANA HEIGHTS SPECIFIC PLAN

LAND USE DISTRICT MAP



[PD] Planned Development

[OSR] Open Space/Recreation

[REQ] Residential Equestrian

[RK] Residential Kennel

[RSF] Residential Single Family

[RMT] Residential Multiple Family

[HN] Horticultural Nursery

[CC] General Commercial

[BP] Business Park

[PA] Professional and Administrative Office

[PCC] Professional, Administrative and Commercial Consolidation

[IS] Commercial Stable

[CN] Commercial Nursery

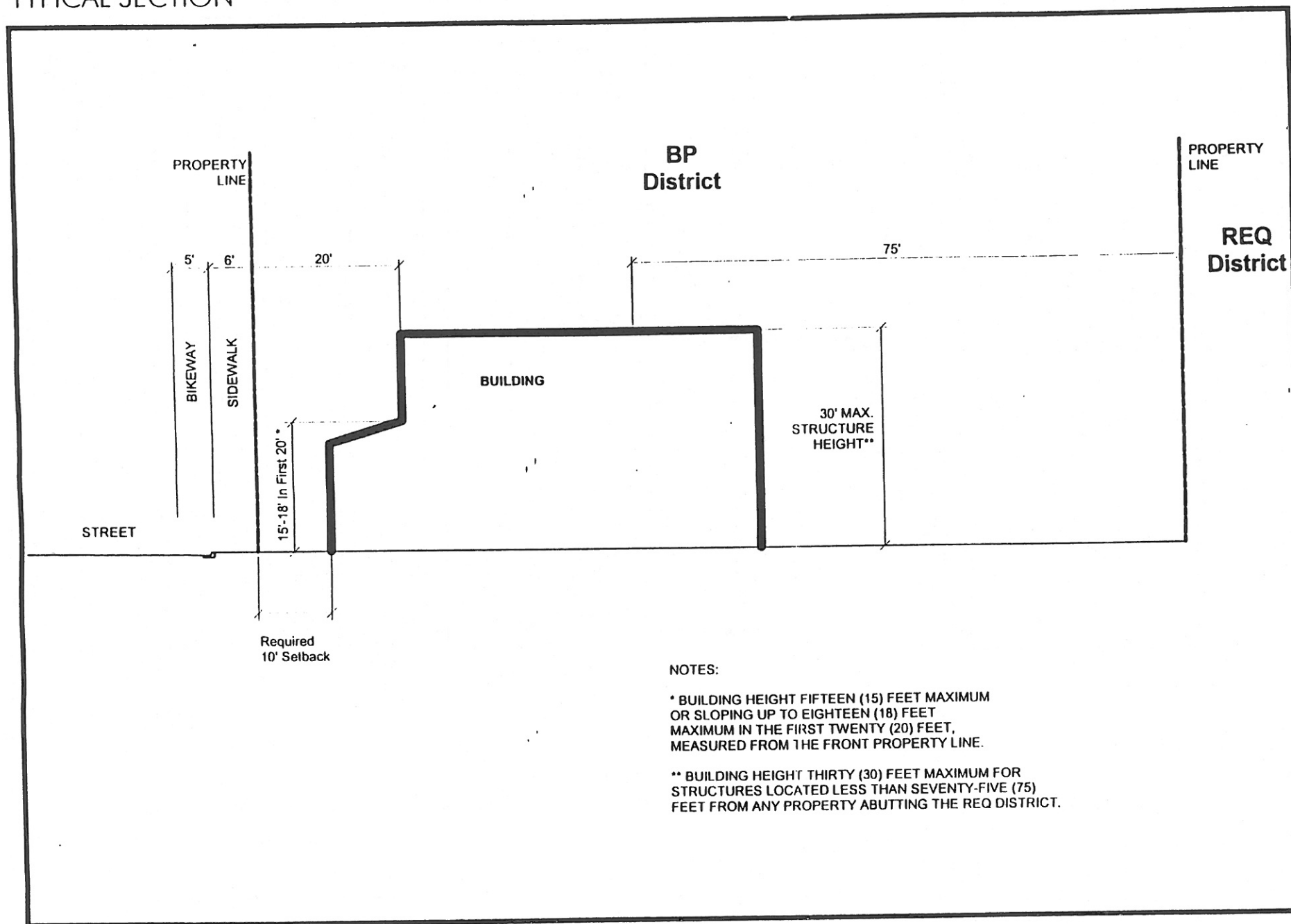
[1500] Minimum Area Per Unit

[.2] Minimum Building Site (Acres)

ADOPTED OCTOBER 15, 1988
FIRST AMENDED MARCH 10, 1989
THIRD AMENDED DECEMBER 6, 1989
FOURTH AMENDED MAY 21, 1991

TYPICAL SECTION

SANTA ANA HEIGHTS SPECIFIC PLAN



D. DISTRICT REGULATIONS

1. OSR "Open Space/Recreation" District

a. Purpose and Intent

The OSR District is established to ensure the long-term use and viability of the Newport Beach Golf Course.

b. Principal Uses Permitted

(1) The following principal use is permitted:

(a) Local and buffer greenbelts.

(2) The following principal use is permitted subject to the approval of a site development permit per Zoning Code Section 7-9-150:

(a) Public/private utility buildings and structures.

(3) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code Section 7-9-150:

(a) Golf courses.

(b) Outdoor commercial recreation.

c. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site per Zoning Code section 7-9-137, to include:

(1) Detached buildings.

(2) Fences and walls.

(3) Signs per Zoning Code section 7-9-111, except no business signs.

No sign shall exceed six (6) square feet in area unless otherwise provided for by an approved site development permit or use permit.

(4) Rest rooms.

(5) Any other accessory use or structure which the Director, PSDS finds consistent with the purpose and intent of this district.

d. Prohibited Uses

The following uses are specifically prohibited:

(1) All uses not permitted by sections b and c above.

e. Site Development Standards

(1) Building site area. One (1) acre minimum.

(2) Building height. Eighteen (18) feet maximum unless otherwise provided for by an approved use permit.

(3) Building setbacks. Twenty (20) feet minimum from all property lines.

(4) Off-street parking. Per Zoning Code section 7-9-145.

(5) Lighting. All lighting shall be designed and located so that direct light rays are confined to the premises.

SANTA ANA HEIGHTS SPECIFIC PLAN

2. REQ "Residential Equestrian" District

a. Purpose and Intent

The REQ District is established to provide for the development and maintenance of a single family residential neighborhood in conjunction with limited equestrian uses. A rural character with an equestrian theme shall predominate.

b. Principal Uses Permitted

(1) The following principal uses are permitted:

- (a) Single family dwelling or single family mobile home per Zoning Code section 7-9-149.5 (one per building site).
- (b) Community care facilities serving six (6) or fewer persons and large family day care homes.
- (c) Parks, playgrounds, and athletic fields (noncommercial).
- (d) Riding and hiking trails.

(2) The following principal uses are permitted subject to the approval of a site development permit per Zoning Code section 7-9-150:

- (a) Communication transmitting, reception, or relay facilities.
- (b) Public/private utility buildings and structures.

(3) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code section 7-9-150:

(a) Fire and police stations.

(b) Churches, temples, and other places of worship.

(c) Educational institutions.

(d) Libraries.

(4) The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code section 7-9-150:

- (a) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

c. Temporary Uses Permitted

The following temporary uses only, per Zoning Code section 7-9-136:

- (1) Continued use of an existing building during construction of a new building.
- (2) Mobile home residence during construction.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site per Zoning Code section 7-9-137, to include:

- (1) Garages and carports.
- (2) Swimming pools.
- (3) Fences and walls.

- (4) Patio covers.
- (5) Signs per Zoning Code section 7-9-111.

Six (6) square feet of sign area maximum unless otherwise provided for by an approved site development permit or use permit.
- (6) Home occupations per Zoning Code section 7-9-146.6.
- (7) The keeping of the following animals for the recreational enjoyment of persons residing on the same building site, subject to the noted restrictions:
 - (a) Any animal if kept exclusively within the residence.
 - (b) Horses and ponies, limited to the following (offspring exempt up to the age of eight (8) months):

| Size of Building Site (Sq. Ft.) | Maximum Number Permitted |
|------------------------------------|--|
| Less than 10,000 | 1 |
| 10,000 to 15,000 | 2 |
| Greater than 15,000 | 3 to 6 with Recreational Horse Permit* |

* Recreational Horse Permits shall be processed per section g of this district.

- (c) Goats, sheep, pigs and cows only on building sites greater than 15,000 square feet in size and limited to: a) no more than two (2) adult animals of any one species per building site and b) no more than a total of six (6) adult animals, including horses and ponies, per building site. Offspring are exempt until such time as they are weaned.

- (d) Rabbits, chickens and ducks, limited to no more than a total of six (6) of such animals per building site.
- (e) Up to three (3) dogs and three (3) cats. Offspring are exempt up to the age of four (4) months. The keeping of four (4) or more dogs or four (4) or more cats over the age of four (4) months is also permitted subject to obtaining an animal permit per section 4-1-76 of the Health, Sanitation, and Animal Regulations.
- (f) Minimum setbacks for the keeping of animals shall be as follows:

| | From Ultimate Street Right-of-Way Line | | From Property Line Abutting REQ or BP Districts | | From Property Line Abutting REQ Districts | |
|---|--|------|---|------|---|------|
| | Front | Side | Side | Rear | Side | Rear |
| All structures housing animals (i.e., corrals, stalls, pens, cages, doghouse) | 50 | 20 | 25 | 25 | 5* | 5* |
| Exercise areas | 25 | 10 | 0 | 0 | 0 | 0 |

* Required for covered portions of structures only

- (8) Second living unit, attached or detached, in conformance with Zoning Code Section 7-9-146.5, subject to the approval of a use permit.
- (9) Any other accessory use or structure which the Director, PDSD finds consistent with the purpose and intent of this District.

e. Prohibited Uses

The following uses are specifically prohibited:

- (1) All uses not permitted by sections b through d above.

SANTA ANA HEIGHTS SPECIFIC PLAN

- (2) The storage of vehicles, equipment, or products related to commercial activities not permitted in this district.
- (3) The keeping of animals for any commercial purpose, except per the Commercial Stable (S) District, where applicable.
- (4) Commercial kennels.
- (5) Apiaries.
- (6) Aviaries.

f. Site Development Standards

- (1) Building site area. Nineteen thousand and eight hundred (19,800) square feet minimum. (Minimum site area does not apply to parcels in existence prior to October, 1986.
- (2) Building height. Thirty five (35) feet maximum. Roof-mounted mechanical equipment shall not be visible from any existing dwelling unit located three hundred (300) feet or less from the subject building site.
- (3) Building setbacks.
 - (a) Front setback. Twenty (20) feet minimum.
 - (b) Side setback. Five (5) feet minimum.
 - (c) Rear setback. Twenty-five (25) feet minimum.
- (4) Off-street parking. Per Zoning Code section 7-9-145.
- (5) Lighting. All lighting shall be designed and located so that direct light rays are confined to the premises.

g. Recreational Horse Permit

Within the REQ District, most lots are relatively small (less than one-half acre), very narrow (66 feet wide) and surrounded by existing tract housing, existing retail commercial uses and proposed business park development. Due to the unique size and configuration of these lots and their close proximity to more urbanized uses, it is necessary to require a Recreational Horse Permit for the noncommercial keeping of horses and ponies for the purpose of ensuring compatibility with surrounding land uses. It is the intention of the County to provide for annual inspections of such equestrian facilities by all pertinent authorities, including Vector Control, Animal Control, Environmental Health, Regulation Enforcement and others, as necessary, to ensure that the regulations set for the below are being properly implemented. All regulations associated with Recreational Horse Permits, except provisions pertaining to escapes of animals, shall be enforced by the Director, PDSD, or his designee.

Property owners or tenants keeping more than two (2) horses and/or ponies, over the age of eight (8) months, on a single building site within the REQ District shall obtain an annual Recreational Horse Permit approved by the Director, PDSD. After one year of the effective date of these regulations, any property owner or tenant introducing or adding horses and/or ponies onto properties within the REQ District shall, within one month, obtain a Recreational Horse Permit if the total number of such animals, over the age of eight (8) months, exceeds two (2). The Director, PDSD shall issue a permit for the keeping of such animals upon receipt of the fee established by the Board of Supervisors, if any, and when, in his opinion, 1) such animals are being kept or maintained without endangering the safety and comfort of the inhabitants of the neighborhood, and 2) the property owner or tenant has complied with the regulations of the REQ District. Failure to comply with these regulations or any conditions imposed by the

Director, PDSD shall constitute cause for denial or revocation of such permit. Any person whose application for a Recreational Horse Permit is denied or revoked under the terms of this specific plan may appeal the decision of the Director, PDSD to the Board of Supervisors in accordance with the procedures set forth in section 5-2-19 of the Business and Special Licenses Regulations. Recreational Horse Permits shall be non-transferable and must be renewed annually. The following regulations shall apply:

- a. Property owner or tenant shall initiate and maintain a program of proper manure management. Property owner or tenant shall provide for the daily collection of manure from in and around corrals and access areas. Manure shall be stored in covered containers. In no case shall manure be permitted to remain in any container for a period exceeding seven (7) days.
- b. A program on continuous dust control of the entire premises shall be provided. A method for light watering of arenas and exercise areas shall be maintained. In lieu of watering, chemical control of dust may be permitted.
- c. There must be adequate and effective means of control of insects and rodents and such control must be vigorously maintained at all times. All dry grains and pellets shall be stored in rodent-proof containers (i.e., well-sealed and preferably metal containers). Hay shall be stored on a raised platform that maintains a minimum six (6) inch clearance above the surrounding area.
- d. Combustible materials and/or solutions shall be maintained a minimum of twenty-five (25) feet from all residential structures and structures housing animals.

- e. Property owner or tenant shall allow no animal to constitute or cause a hazard, or to be a menace to the health, safety, or peace of the community. Property owner or tenant shall keep all animals in such manner as may be prescribed to protect the animals from the public and the public from the animals.
- f. Property owner or tenant shall make every reasonable effort to recapture every animal that escapes. Escapes of animals wherein the recapture of the animal can not be immediately accomplished shall be reported to the Director of Animal Control, Health Care Agency.
- g. Single family residences built after January 1, 2000 and all homes being remodeled and/or repaired at a cost of more than 25% of the value of the existing residence shall not place dumpsters in the front setback area of the building site. Dumpsters shall be effectively screened from view from the right of way with appropriate screening material, i.e., block wall or wood fencing to be a minimum height to completely screen the container.

SANTA ANA HEIGHTS SPECIFIC PLAN

f. 3. RK "Residential Kennel" District

a. Purpose and Intent

The RK District is established to provide for the development and maintenance of a neighborhood, which includes single family residences in conjunction with commercial kennel businesses.

b. Principal Uses Permitted

(1) The following principal uses are permitted:

- (a) Single family detached dwelling or single family mobile home per Zoning Code section 7-9-149.5 (one per building site).
- (b) Community care facilities serving six (6) or fewer persons and large family day care homes.
- (c) Parks, playgrounds, and athletic fields (noncommercial).
- (d) Riding and hiking trails.

(2) The following principal uses are permitted subject to the approval of a site development permit per Zoning Code section 7-9-150:

- (a) Communication transmitting, reception, or relay facilities.
- (b) Public/private utility buildings and structures.

(3) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code Section 7-9-150:

- (a) Commercial kennels when in conjunction with a single family residence on the same building site and subject to obtaining an animal facility license per section 5-1-29 of the Business and Special Licenses Regulations.

(4) The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code section 7-9-150:

- (a) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

c. Temporary Uses Permitted

The following temporary uses only, per Zoning Code section 7-9-136:

- (1) Continued use of an existing building during construction of a new building.
- (2) Mobile home residence during construction.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the building site per Zoning Code section 7-9-137, to include:

- (1) Garages and carports.
- (2) Swimming pools.

- (3) Fences and walls.
- (4) Patio covers.
- (5) Signs per Zoning Code section 7-9-111. (7)

Six (6) square feet of sign area maximum unless otherwise provided for by an approved site development permit or use permit.
- (6) Home occupations per Zoning Code section 7-9-146.6.
- (7) The keeping of only the following animals for the recreational enjoyment of persons residing on the same building site, subject to the noted restrictions:
 - (a) Any animal if kept exclusively within the residence.
 - (b) Up to three (3) dogs and three (3) cats. Offspring are exempt up to the age of four (4) months. The keeping of four (4) or more dogs or four (4) or more cats over the age of four (4) months is also permitted subject to obtaining an animal permit per section 4-1-76 of the Health, Sanitation and Animal Regulations.

All accessory structures housing animals shall be located in compliance with Zoning Code section 7-9-137. Zoning Code section 7-9-146.3 shall not apply within this district.
- (8) Any other accessory use or structure which the Director, PSDS finds consistent with the purpose and intent of this district.

e. Prohibited Uses

The following uses are specifically prohibited:

- (1) All uses not permitted by section b through d above.
- (2) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.
- (3) Apiaries.
- (4) The keeping of animals, except dogs and cats, other than in the residence.

f. Site Development Standards

- (1) Building site area. Eight thousand (8,000) square feet minimum.
- (2) Building height. Thirty-five (35) feet maximum.
- (3) Building setbacks, except for commercial kennels.
 - (a) Front setback. Twenty (20) feet minimum.
 - (b) Side setback. Five (5) feet minimum.
 - (c) Rear setback. Twenty-five (25) feet minimum.
- (4) Commercial kennel facilities shall be located per Zoning Code section 7-9-137.
- (5) Off-street parking. Per Zoning Code section 7-9-145.
- (6) Lighting. All lighting shall be designed and located so that direct light rays are confined to the premises.

SANTA ANA HEIGHTS SPECIFIC PLAN

g. Special Regulations

- (1) An amendment to a valid use permit or certificate of use and occupancy for a commercial kennel shall be approved administratively by the Director, PDSD as a changed plan, per Zoning Code section 7-9-150 and shall not require an Acoustical Analysis Report as per section (2) below, if the following applies:
 - (a) The proposed change does not increase the overall size of the facility by more than 10% from that shown on the current plot plan;
 - (b) The proposed change does not increase the number of dog runs from that shown on the current plot plan;
 - (c) The proposed change does not intensify any accessory uses (e.g., grooming parlor, sale of pet supplies, training classes) allowed by the current permit and does not provide for any additional accessory uses;
 - (d) The proposed change is consistent with the setback standards in Zoning Code section 7-9-137; and
 - (e) The proposed change satisfies the required findings in Zoning Code section 7-9-150.
- (2) For all new commercial kennels or for structural modifications to existing kennel facilities requiring a use permit, an Acoustical Analysis Report and appropriate plans shall be submitted describing the noise generating potential of the proposed project and proposed attenuation measures to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared by a County-certified acoustical

consultant and submitted to the Manager, Building Permit Services, for review and approval. The approved attenuation features shall be incorporated into the plans and specifications of the project.

4. RSF "Residential Single Family" District

a. Purpose and Intent

The RSF District is established to provide for the development and maintenance of medium density single family detached residential neighborhoods. Only those uses are permitted that are complementary to and can exist in harmony with such a residential neighborhood.

b. Principal Uses Permitted

(1) The following principal uses are permitted:

- (a) Single family detached dwellings or single family mobile homes per Zoning Code section 7-9-149.5 (one per building site).
- (b) Community care facilities serving six (6) or fewer persons and large family day care homes.
- (c) Parks, playgrounds, and athletic fields (noncommercial).
- (d) Riding and hiking trails.

(2) The following principal uses are permitted subject to the approval of a site development permit per Zoning Code section 7-9-150:

- (a) Communication transmitting, reception, or relay facilities.
- (b) Public/private utility buildings and structures.

(3) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code Section 7-9-150:

- (a) Fire and police stations.
- (b) Churches, temples and other places of worship.

(4) The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code section 7-9-150:

- (a) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

c. Temporary Uses Permitted

The following temporary uses only, per Zoning Code section 7-9-136:

- (1) Continued use of an existing building during construction of a new building.
- (2) Mobile home residence during construction.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site per Zoning Code section 7-9-137, to include:

- (1) Garages and carports.
- (2) Swimming pools.
- (3) Fences and walls.

SANTA ANA HEIGHTS SPECIFIC PLAN

- (4) Patio covers.
- (5) Signs per Zoning Code section 7-9-111.

Six (6) square feet of sign area maximum unless otherwise provided for by an approved site development permit or use permit.
- (6) Home occupations per Zoning Code section 7-9-146.6.
- (6) Noncommercial keeping of pets and animals weighing less than three hundred (300) pounds and not prohibited in section (e), subject to the following standard. Pens, cages, and other structures specifically for the keeping of animals other than in the residence, shall be located at least twenty-five (25) feet from any residential window located on an adjoining building site. Exceptions to the above may be provided for by a use permit approved by the County Zoning Administrator.
- (7) Non commercial keeping of horses on land immediately adjacent to the Recreation Equestrian District (REQ) provided that no horse shall be permitted on a building site containing less than ten thousand (10,000) square feet of land area and pens, cages, and other structures specifically for the keeping of horse shall be located at least fifty (50) feet from and residential window located on an adjoining building site. One (1) or two (2) adult horses are permitted on a building site containing between ten thousand (10,000) and fifteen thousand (15,000) square feet of land area. One (1) additional adult horse may be kept for each additional ten thousand (10,000) square feet, with a maximum of six (6) horses on any one building site. The offspring of such animals shall be considered adults when eight (8) months old. Exceptions to the above may be provided for by a

use permit approved by the County Zoning Administrator.

Any nonconforming use of any property within this zone for the maintenance of pets and animals other than those enumerated in this section shall be terminated within one year of the enactment of this section. In any case in which a building in excess of 600 square feet has been erected pursuant to a validly issued permit for maintenance of pets and animals the amortization period of continuation of such use shall be extended for four additional years.

- (8) Second living unit, attached or detached, in conformance with Zoning Code Section 7-9-146.5, subject to approval of a use permit.
- (9) Any other accessory use or structure which the Director, PDSD finds consistent with the purpose and intent of this district.

e. Prohibited Uses

The following uses are specifically prohibited:

- (1) All uses not permitted by section b through d above.
- (2) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.
- (3) The keeping of animals for any commercial purpose unless provided for by an approved use permit.
- (4) Apiaries.

f. Site Development Standards

- (1) Building site area. Seven thousand and two hundred (7,200) square feet minimum except as otherwise identified on the Land Use District map.
- (2) Building height. Thirty-five (35) feet maximum. Roof-mounted mechanical equipment shall not be visible from any existing dwelling unit located three hundred (300) feet or less from the subject building site.
- (3) Building setbacks.
 - (a) Front setback. Twenty (20) feet minimum.
 - (b) Side setback. Five (5) feet minimum.
 - (c) Rear setback. Twenty-five (25) feet minimum.
- (4) Off-street parking. Per Zoning Code section 7-9-145.
- (5) Lighting. All lighting shall be designed and located so that direct light rays are confined to the premises.

SANTA ANA HEIGHTS SPECIFIC PLAN

5. RMF "Residential Multiple Family" District

a. Purpose and Intent

The RMF District is established to provide for the development and maintenance of high-density multi-family detached residential neighborhoods with a moderate amount of open space. Only those uses are permitted that are complementary to and compatible with such a residential neighborhood.

b. Principal Uses Permitted

- (1) The following principal uses are permitted:
 - (a) Multi-family projects of four (4) or less dwelling units.
 - (b) Single family dwellings or single family mobile homes per Zoning Code Section 7-9-149.
 - (c) Community care facilities serving six (6) or fewer persons and large family day care homes.
 - (d) Parks, playgrounds, and athletic fields (noncommercial).
 - (e) Riding and hiking trails.
- (2) The following principal uses are permitted subject to the approval of a site development permit per Zoning Code section 7-9-150:
 - (a) Multi-family projects of five (5) or more dwelling units per Zoning Code section 7-9-146.7.
 - (b) Communication transmitting, reception, or relay facilities.

(c) Public/private utility buildings and structures.

- (3) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code Section 7-9-150:

- (a) Fire and police stations.
- (b) Churches, temples and other places of worship.
- (c) Mobile home parks and subdivisions per Zoning Code Section 7-9-136.
- (d) Residential condominium, stock cooperative and community apartment project per Zoning Code Section 7-9-147.

- (4) The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code section 7-9-150:

- (a) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

c. Temporary Uses Permitted

The following temporary uses only, per Zoning Code section 7-9-136:

- (1) Continued use of an existing building during construction of a new building.
- (2) Mobile home residence during construction.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a

principal permitted use on the same building site per Zoning Code section 7-9-137, to include:

- (1) Garages and carports.
- (2) Swimming pools.
- (3) Fences and walls.
- (3) Signs per Zoning Code section 7-9-111.

Six (6) square feet of sign area maximum unless otherwise provided for by an approved site development permit or use permit.
- (5) Home occupations per Zoning Code section 7-9-146.6.
- (6) Noncommercial keeping of pets and animals per Zoning Code section 7-9-146.3.
- (8) Any other accessory use or structure which the Director, PDSD finds consistent with the purpose and intent of this district.

e. Prohibited Uses

The following uses are specifically prohibited:

- (1) All uses not permitted by section b through d above.
- (2) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.
- (3) The keeping of animals for any commercial purpose unless provided for by an approved use permit.

f. Site Development Standards

- (1) Building site area. Seven thousand two hundred (7,200) square feet minimum.
- (2) Building height. Thirty-five (35) feet maximum.
- (3) Area per unit. Three thousand (3,000) square feet minimum net land area per dwelling unit except as otherwise identified on the Land Use District Map or as follows:

For those nine (9) parcels in the RMF (2400) District on the private easement known as "Lange Drive" (assessors parcel numbers [as of Jan. 1, 1991] 439-241-21 through -29) the following area per unit standards shall apply:

- (a) If all the above parcels are consolidated and developed as a single unified project, then, subject to the approval of a use permit and site development plan by the Planning Commission, the area per unit standard may be decreased to one thousand and five hundred (1,500) square feet. Additionally, a minimum of fifteen percent (15%) of the total number of units shall be affordable per State Health and Safety Code Section 33413 (b) 2.
- (b) The maximum density for the parcels listed above shall be one (1) dwelling unit per 2,400 square feet of net building area if consolidation of these parcels does not occur.
- (4) Distance between principal structures. Fifteen (15) feet minimum.
- (5) Building setbacks.

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- (a) Front setback. Twenty (20) feet minimum.
 - (b) Side setback. Five (5) feet minimum.
 - (c) Rear setback. Twenty-five (25) feet minimum.
-
- (6) Off-street parking. Per Zoning Code section 7-9-145.
 - (7) Lighting. All lighting shall be designed and located so that direct light rays are confined to the premises.

6. HN "Horticultural Nursery" District

a. Purpose and Intent

The HN District is established to ensure the long-term use and viability of the horticultural nursery uses located along Orchard Drive in the western section of Santa Ana Heights.

b. Principal Uses Permitted

(1) The following principal use is permitted:

(a) Wholesale nurseries.

(2) The following principal uses are permitted subject to the approval of a site development permit per Zoning Code section 7-9-150 (Section 7-9-150.10 does not apply):

(a) Public/private utility buildings and structures.

c. Temporary Uses Permitted

Temporary uses per Zoning Code section 7-9-136.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site per Zoning Code section 7-9-137, to include:

(1) Detached buildings.

(2) Fences and walls.

(3) Signs per Zoning Code section 7-9-111, except that no sign shall exceed twenty-five (25) square feet in area or be lighted or illuminated.

(4) Any other accessory use or structure which the Director, PDSD finds consistent with the purpose and intent of this district.

e. Prohibited Uses

The following uses are specifically prohibited:

(1) All uses not permitted by section b through d above.

(2) Retail nurseries.

(3) The commercial stockpiling or processing of manure.

f. Site Development Standards

(1) Building site area. Twenty-eight thousand (28,000) square feet minimum.

(2) Building site width. Seventy (70) feet minimum.

(3) Building height. Thirty-five (35) feet maximum.

(4) Building setbacks.

(a) Front setback. Twenty (20) feet minimum.

(b) Side setback. Five (5) feet minimum.

(c) Rear setback. Twenty-five (25) feet minimum.

(5) Off-street parking. Per Zoning Code section 7-9-145.

(6) Lighting. All lighting shall be designed and located so that direct rays are confined to the premises.

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7. GC "General Commercial" District

a. Purpose and Intent

The GC District is established to provide regulations for the commercial areas along South Bristol street and to ensure the continuation of commercial uses which offer a wide range of goods and services to both the surrounding residential and business community. It is intended to promote the upgraded aesthetic image of the community and reduce conflicts between commercial and residential uses.

b. Principal Uses Permitted

- (1) The following principal uses shall be permitted subject to the approval of a site development permit per Zoning Code Section 7-9-150 (Section 7-9-150.10 does not apply):

- (a) Retail businesses.
- (b) Service businesses.
- (c) Professional and administrative offices.
- (d) Animal clinics and hospitals per Zoning Code section 7-9-146.1.
- (e) Automobile parking lots and structures per Zoning Code section 7-9-145.
- (f) Churches, temples, and other places of worship.
- (g) Civic and governmental uses.
- (h) Commercial recreation.

- (i) Communication transmitting, reception or relay facilities.
- (j) Day nurseries.
- (k) Financial institutions.
- (l) Hotels and motels.
- (m) Copy center.
- (n) Print shops.
- (o) Public/private utility buildings and structures.
- (p) Wholesale business offices with samples on the premises but not to include general storage.

- (2) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code section 7-9-150 (Section 7-9-150.10 does not apply):

- (a) Retail sale of building materials.
- (b) Convalescent homes.
- (c) Hospitals. Mortuaries.
- (k) Sanitariums, mental and health.

- (3) Notwithstanding Ordinance Number 3881, the following principals uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code Section 7-9-150: (Section 7-9-150.10 does not apply):

- (a) Automobile service stations per Zoning Code Section 7-9-114.
- (b) Milk processing and distributing in connection with retail dairy outlets.
- (c) Restaurants subject to the restriction contained in paragraph (3)e.(8).
- (d) Automobile Repair specialty shops except where adjacent to the REQ District.
- (e) Automobile washing.
- (f) Mini-storage facilities.
- (g) Any other use which the Planning Commission finds consistent with the purpose and intent of this district.

c. Temporary Uses Permitted

Temporary uses per Zoning Code section 7-9-136.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site per Zoning Code section 7-9-137, to include:

- (1) Detached buildings.
- (2) Fences and walls.
- (3) The following signs shall be permitted subject to the noted restrictions and per Zoning Code section 7-9-111.

- (a) Wall signs – Business or identification wall signs shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof, involved. The total aggregate sign area for such signs shall not exceed one hundred fifty (150) square feet for each business. If the building frontage of any business is less than twenty-five (25) square feet, only one sign, having a maximum area of (25) feet, shall be permitted for each business.
- (b) Monument/ground signs – One (1) business or identification sign, including the foundation, not exceeding fifty (50) square feet in area or four (4) feet in height may be permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length.
- (c) A business or identification sign, including the foundation, measuring more than fifty (50) square feet in area and/or exceeding four (4) feet in height may be permitted subject to a site development permit per section 7-9-150 of the Orange County Zoning Code. In addition, applications for signs shall be accompanied by drawings, drawn to scale, indicating the size, sign copy, color, method and intensity of illumination, height, sign area, and general location of all signs on the building site.
- d. Temporary pole signs – Temporary construction signs, real estate signs, and travel direction signs are permitted. However, no such sign shall be more than sixteen (16) feet in height or the following square feet in area.

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- Construction signs: Thirty two (32) square feet maximum.
 - Real Estate signs: For residential, building site with four (4) or less units, six (6) square feet. For residential, building site with five (5) or more units, thirty-two (32) square feet. For non-residential, thirty-two (32) square feet.
 - Travel directional signs: Per Orange County Zoning Code Section 7-9-144.
 - Residential tract signs: Per section 7-9-136.1(f) of the Orange County Zoning Code.
- (d) Permanent pole signs – Business and identification pole signs may be permitted subject to a use permit approved by the Zoning Administrator per section 7-9-150 of the Orange County Zoning Code. In addition, applications for signs shall be accompanied by drawings, drawn to scale, indicating the size, sign copy, color, method and intensity of illumination, height, sign area, and general location of all signs on the building site.
- (e) Sign programs – Multiple building sites that share a common access may develop a sign program per section 7-9-111.6 of the Orange County Zoning Code.
- (f) Except for signs specifically prohibited below, any sign may be permitted subject to a use permit approved by the Zoning

Administrator per section 7-9-150 of the Orange County Zoning Code.

(g) The following signs are prohibited:

- Outdoor advertising signs.
- Roof and projecting signs.
- Banner signs.
- Electronic message board signs.
- Portable signs.
- Electronic flashing/blinking signs.
- Rotating signs.

- (4) Any other accessory uses or structures which the Director, PDSD finds consistent with the purpose and intent of this district.

e. Prohibited Uses

The following uses are specifically prohibited:

- (1) All uses not permitted by section b through d above.
- (2) Automobile repair, tire retreading, fender and body repair and paint shops.
- (3) Automobile wrecking, junk and salvage yards.
- (4) Bottling plants.
- (5) Rental and sales agencies for agricultural, industrial and reconstruction equipment.

- (6) Warehouses, contractors' storage and equipment yards, work and fabricating areas.
- (7) Welding shops.
- (8) Drive-through facility or restaurant abutting the REQ District, unless approved prior to September 20, 1996.

f. Site Development Standards

- (1) Building site area. No minimum.
- (2) Building height. Thirty-five (35) feet maximum.
- (3) Building setbacks.
 - (a) Front setback. No minimum required.
 - (b) Side setback. No minimum required, except where a side property line abuts a residential district, in which case a minimum setback of ten (10) feet is required.
 - (c) Rear setback. No minimum required, except where a rear property line abuts a residential district, in which case a minimum setback of ten (10) feet is required. A minimum setback of five (5) feet is required adjacent to an alley.
- (4) Vehicular access regulations. Street openings shall be a minimum of twenty-two (22) feet apart and twenty-two (22) feet from any existing street openings, measured at the ultimate street right-of-way line; however, every building site shall be permitted to have at least one (1) street opening.
- (5) Off-street parking. Per Zoning Code section 7-9-145.

- (6) Lighting. All lighting, exterior and interior, shall be designed and located so that direct rays are confined to the premises.
- (7) Loading. All loading operations shall be performed on the site, and loading areas shall be screened by a landscape or architectural feature.
- (8) Trash and storage area. All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any residential district.
- (9) Enclosed uses. All commercial uses and their related products shall be contained entirely within a completely enclosed structure, except for parking and loading areas, and except for outdoor uses expressly permitted by an approved site development permit or use permit.
- (10) Screening. Per Zoning Code Section 7-9-132.1.
- (11) Buffer Area. A minimum six (6) foot slumped block wall per Exhibit 15 shall be constructed along property lines abutting the REQ District, except within the front setback area, where the height shall be no greater than three and one-half (3-1/2) feet. Landscaping adjacent to this wall shall be in conformance with the guidelines in Chapter III and Exhibit 15, Community Design

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8. BP "Business Park" District

a. Purpose and Intent

The BP District is established to provide for the development and maintenance of professional and administrative offices, commercial uses, specific uses related to product development, and limited light industrial uses. Attention shall be given to the protection of the adjacent residential uses through regulation of building mass and height, landscape buffers, and architectural design features.

b. Principal Uses Permitted

- (1) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per Zoning Code Section 7-9-150 (Section 7-9-150.10 does not apply):
 - (a) Professional and administrative offices.
 - (b) Financial institutions.
 - (c) Civic and government uses.
 - (d) Office-serving commercial uses, including restaurants, located within a building primarily devoted to office uses.
 - (e) Public/private utility buildings and structures.
 - (f) Communication transmitting, reception or relay facilities.
 - (g) Blueprinting, reproduction and copying services in conjunction with office use, not to exceed twenty five (25) percent of net building floor area.
 - (h) Message, mail and delivery services.
 - (i) Medical and dental offices under 4000 gross square feet.
 - (d) Design merchant showroom.

- (2) Notwithstanding Ordinance Number 3881, the following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code Section 7-9-150 (Section 7-9-150.10 does not apply).

- (a) Indoor commercial recreation.
- (b) Telecommuting center.
- (c) Research, testing and development laboratories where storage areas do not exceed fifteen (15) percent of net building floor area
- (d) Any other uses which the Planning Commission finds consistent with the purpose and intent of this district.

c. Temporary Uses Permitted

- (1) Temporary uses per Zoning Code section 7-9-136.
- (2) The following temporary uses are permitted subject to approval of a use permit by the Zoning Administrator per Zoning Code Section 7-9-150 (Section 7-9-150.10 does not apply).

- (a) Commercial coaches serving as temporary office space.

Performance Bond. A performance bond in the amount equal to estimated cost for removal of structure shall be posted with the Director, PDSD to guarantee the removal of each commercial coach unit upon expiration of the use permit.

- (b) Commercial Nursery.

Performance Bond. A performance bond in the amount equal to estimated cost for removal of each temporary structure shall be posted with the Director, PDSD, to guarantee the removal of each temporary structure upon expiration of the use permit.

- (c) Conforming uses shall be permitted in non-conforming structures subject to the approval of a Use Permit. Such building site shall conform with the parking requirements and site development standards contained in the Orange County Zoning Code Section 7-9-145 and the site development standards contained in this section.

- (d) Any other uses which the Zoning Administrator finds consistent with the purpose and intent of this district.

- (3) Removal of temporary use for section 2(a), (b) and (c) above.

The temporary use and accessory equipment, materials and structures shall be removed and the premises cleared of all debris within fourteen (14) days of the expiration of the use permit.

- (4) Prohibited uses

- (a) All uses not permitted by sections (1) and (2) above.
- (b) Storage of hazardous materials.
- (c) Underground storage tanks.

- (d) Trucks and trailers exceeding three tons in gross weight.

- (e) Vehicle repair (as a primary use), automobile junk and salvage yards.

- (f) Any use which would result in conditions or circumstances contrary to public health, safety and general welfare.

- (5) Time limitation for section 2(a), (b) and (c) above.

The use permit for the temporary uses shall be approved for a maximum of five (5) years from the date of final determination. At the end of that time period, the permit shall be reviewed and may be extended from one (1) to five (5) years at the discretion of the Zoning Administrator.

- (6) Site development standards for section 2(a), (b) and (c) above.

- (a) Perimeter wall or fence. An opaque wall or fence six (6) feet for the side property line and eight (8) feet in height maximum in rear measured from the highest adjacent finished grade of the subject site, shall be constructed on side and rear property boundaries respectively. For properties lines adjacent to the REQ District, an eight (8) foot wall shall be required as specified in section f (11) of the Business Park District site development standards and Exhibit 15. A front wall or fence may be required at the discretion of the Zoning Administrator. Fence or wall materials and height shall be subject to approval at the discretion of the Zoning Administrator, however, open chain link or

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chain link with wooden or plastic slats shall be prohibited.

- (b) Setbacks. Setbacks for any building, wall, fence or storage area shall be ten (10) feet from any property line abutting a public street.
- (c) Landscaping. A landscape plan shall be required within the ten (10) foot setback area adjacent to any public street. Landscaping in these areas shall be used to screen buildings, fences, walls or storage areas, which may be visible from a public street. This landscaping shall be consistent with the Community Design Program of the Specific Plan (Section III).
- (d) Lighting. All lighting shall be designed and located so as to confine direct rays to the premises.
- (e) Utility poles and overhead wires. All public utility wires and lines shall be undergrounded within the ten (10) foot setback area adjacent to any public street where undergrounding of utilities exists. Connections to existing utility poles will temporarily be allowed until such time as undergrounding of utilities within the street is implemented.
- (f) All-weather surface. An all-weather surface (e.g., asphalt, concrete or other approved material) at least four inches thick over an approved base shall be provided for all storage areas including storage areas for equipment, materials, and vehicles.

- (g) Height limit. The height of vehicles, equipment or materials stored on the subject property shall not exceed ten (10) feet and structures and commercial coaches shall not exceed sixteen (16) feet. In all cases, the height of vehicles, equipment, materials, structures and commercial coaches shall not exceed six (6) feet if within ten (10) of the perimeter wall or fence.
- (h) Hours of operation. Any commercial operation shall occur between the hours of 7:00 AM and 10:00 PM to be compatible with surrounding land uses.

d. Accessory Uses Permitted

Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site per Zoning Code Section 7-9-137, to include:

- (1) Automobile parking structures, in compliance with the site development standards in Section f below.
- (2) Other detached buildings.
- (3) Fences and walls.
- (4) Signs per section f below.
- (5) Any other accessory use or structure which the Director, PDSD finds consistent with the purpose and intent of this district.

e. Prohibited Uses

The following uses are specifically prohibited:

- (1) All uses not permitted by section b through d above.
- (2) Outdoor storage of any equipment, materials, apparatus or vehicles greater than one (1) ton.
- (3) Adult entertainment businesses.
- (3) Educational institutions.
- (5) Hospitals and nursing homes.
- (6) Residential uses.
- (7) Manufacturing uses
- (8) Day nurseries.
- (9) Automobile wrecking, junk and salvage yards.
- (10) Vehicle engine/transmission rebuilding as a primary use.
- (11) Any use which would result in conditions or circumstances contrary to public health, safety and general welfare.

f. Site Development Standards

- (1) Building site area. Nineteen thousand and eight hundred (19,800) square feet minimum required, except as provided for in Zoning Code section 7-9-126.
- (2) Building site coverage. Forty (40) percent maximum.
- (3) Building height. Fifteen (15) feet maximum or sloping up to eighteen (18) feet maximum in the first twenty (20) feet measured from the front

property line and then, thirty (30) feet maximum for structures located less than seventy-five (75) feet from any property line abutting the REQ District; thirty-seven (37) feet for structures located seventy-five (75) feet or more from any property line abutting the REQ District. Roof-mounted mechanical equipment shall comply with the following:

- (a) Mechanical roof screens may exceed the maximum 37 foot height limit by six (6) feet, provided that the roof screen is set back from the outside face of the main building parapet a minimum of ten (10) feet.
- (b) Roof screen materials and detailing must be compatible with the main building architecture.
- (c) Roof-mounted equipment may not be visible from a point five (5) feet above the centerline of the adjacent street(s) and from abutting lots in the REQ District, as calculated from a point five (5) feet above existing grade level from a distance of three hundred (300) feet or less from the subject building site.

(4) Building setbacks.

- (a) Front setback. Ten (10) feet minimum.
- (b) Side setback. Ten (10) foot minimum except where the side property line abuts the REQ District, in which case the following shall apply:
 - 1) For structures, to include roof-mounted mechanical equipment, thirty (30) feet or less in height: forty-five (45) feet minimum, to include a

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- ten (10) foot wide landscape buffer adjacent to the property line.
- 2) For structures greater than thirty (30) feet in height: seventy-five (75) feet minimum, to include a ten (10) foot wide landscape buffer adjacent to the property line.
- (c) Rear Setback. Ten (10) feet minimum, except where the rear property line abuts the REQ District, in which case the following shall apply:
- 1) For structures thirty (30) feet or less in height: forty-five (45) feet minimum, to include a ten (10) foot wide landscape buffer adjacent to the property line.
- 2) For structures greater than thirty (30) feet in height: seventy-five (75) feet minimum, to include a ten (10) foot wide landscape buffer adjacent to the property line.
- 3) Off-street parking. Per Zoning Code section 7-9-145, except only one (1) level of parking is permitted below any floor with office/commercial space.
- (5) Trash storage and ground mounted mechanical equipment. All storage of cartons, containers and trash along with ground mounted mechanical equipment shall be enclosed by a building or by a wall not less than six (6) feet in height. No such structure shall be located within ten (10) feet of any property line abutting the REQ District.
- If unroofed, no such structure shall be located within forty (40) feet of any property line abutting

the REQ District and no closer than ten (10) feet from any side property line abutting the BP District. See Chapter III, Community Design Program, for design guidelines.)

- (6) Enclosed uses. All office and commercial uses and their related products shall be contained entirely within a completely enclosed structure except for parking and loading areas and except for outdoor uses expressly permitted by an approved use permit.
- (7) Landscaping. A minimum landscaped area of fifteen (15) percent of the gross acreage of the building site shall be provided to include the following:
- (a) Boundary landscaping with a minimum depth of ten (10) feet along all property lines abutting a public street, except for the area required for street openings.
- (b) Boundary landscaping with a minimum depth of three (3) feet along all property lines not abutting a public street, except property lines abutting the REQ District where a minimum depth of ten (10) feet is required.
- Landscaping shall be provided in conformance with the landscape guidelines in Chapter III, Community Design Program.
- (9) Building design. All development shall be in conformance with the guidelines in Chapter III, Community Design Program, and the following:
- (a) On properties abutting the REQ District, a direct line of sight to abutting properties within the REQ District from second story openings, windows, usable balconies, open

stairways, stairway landings or other architectural features shall be prohibited.

All windows above the first floor facing the REQ District must have a minimum height of six (6) feet, six (6) inches of permanent window treatment. This treatment can include integrally-obsured glass, permanently positioned window louvers or other equally effective treatment as approved by the Planning Commission. Applied films to windows is prohibited.

- (b) Usable balconies, open stairways and landings or other architectural features shall be permitted on the sides and the front of the building, not facing the REQ District.
 - (c) All roof structures, such as air conditioning units, ventilation devices or other roof-mounted appurtenances, shall be screened from view from a point five (5) feet above the centerline of an adjacent street and from the REQ District or abutting lots in the REQ District, as calculated from a point five (5) feet above existing grade level from a distance of three hundred (300) feet or less from the subject building site.
- (10) **Lighting.** All lighting, exterior and interior, shall be designed and located so that direct light rays are confined to the premises. (See Chapter III, Community Design Program, for lighting guidelines.)
- (11) **Buffer Area.** A minimum six (6) foot slump block wall above highest adjacent grade per Exhibit 15 shall be constructed along property lines abutting the REQ District, except within the front setback area, where the height shall be no greater than

three and one-half (3-1/2) feet. Landscaping adjacent to this wall shall be in conformance with the guidelines in Chapter III, Community Design Program.

- (12) **Utility poles and overhead wires.** All public utility wires and lines shall be undergrounded within the ten (10) foot setback area adjacent to any public street.
- (13) **Signs.** The following signs shall be permitted subject to the noted restrictions:
 - (a) **Ground sign:** One (1) double-faced ground sign per building site within the required front setback area, containing only the address of the property. Ground signs shall not exceed six (6) feet in height including any earth berm, pedestal, base or similar structure upon which the sign may be mounted. Height to top of sign shall be measured from the top of curb for the adjacent public street. Each sign shall not exceed six (6) square feet in area and shall not have internal lighting. External lighting fixtures used to illuminate ground signs shall be concealed within plant materials or attached to and designed as an integral part of the sign. The sign and sign structure shall be designed and located so as not to create a site distance safety problem for vehicle or pedestrian traffic.
 - (b) **Wall sign:**
 - 1) One (1) identification sign placed on each wall facing a public street, relating only to the name and use of the building and comprising no more than ten (10) percent of the area of the

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- wall (up to a maximum of forty (40) square feet), including windows and door area, upon which the sign is located. Such signs shall not have internal or external lighting.
- 2) Additionally, in multiple tenancy office buildings, each individual tenant may have a wall sign over their entrance to identify only the name of the business. Each sign shall not exceed six (6) square feet in area. Such signs shall not be located above the roof fascia, shall not have internal lighting and shall be made of a material compatible with the materials of the building.
- (c) Building directory: One (1) building directory at each main entrance to the building. Such directory shall have letters not exceeding two (2) inches in height, containing only the name of the tenants, the suite or office number, and the nature of the use or service rendered.
- (d) Real estate sign: One (1) unlighted sign not to exceed twelve (12) square feet in area, pertaining only to the sale, lease or hire of the particular building, property or premises upon which displayed, and including no institutional advertising.
- (d) All signs located within structures where such signs are not visible from any point on the boundary of the building site
- (14) A drainage plan shall be submitted and approved as part of the use permit for each development showing the method for control and disposal of all

waters flowing into, across, and from the building site and a statement setting forth the method by which facilities shall be maintained.

- (15) The traffic generation of any development shall not exceed the amount of traffic generated by a development on a building site of equivalent size consisting entirely of office uses and including gross office space equal to half the square footage of the site (a 0.5 Floor Area Ratio).

9. PA "Professional and Administrative Office" District

a. Purpose and intent.

The PA District is established to provide for the development and maintenance of an optimal environment for moderate intensity professional and administrative office uses and related uses on sites with large landscaped open spaces and off-street parking facilities. This district is intended to be located on heavily traveled streets or adjacent to commercial or industrial districts, and may be used to buffer residential areas.

b. Principal Uses Permitted.

- (1) The following principal uses are permitted subject to the approval of a site development permit per Zoning Code section 7-9-150 (Section 7-9-150.10 does not apply).
 - (a) Automobile parking lots per Zoning Code section 7-9-145.
 - (b) Churches, temples, and other places of worship.
 - (c) Civic and government uses.
 - (d) Communication transmitting, reception, or relay facilities.
 - (e) Day (care) nurseries.
 - (f) Educational institutions serving adults.
 - (g) Financial institutions.
 - (h) Libraries and museums.

- (i) Professional and administrative offices.
 - (j) Public/private utility buildings and structures.

- (2) The following principal uses are permitted subject to the approval of a use permit by the Planning Commission per Zoning Code section 7-9-150 (Section 7-9-150.10 does not apply).

- (a) Any use which the Planning Commission finds consistent with the purpose and intent of this district.

d. Accessory Uses Permitted.

The following accessory uses and structures are permitted when customarily associated with and subordinate to a permitted principal use on the same building site.

- (1) Uses per Zoning Code section 7-9-137 which include:
 - (a) Detached buildings.
 - (b) Fences and walls.
- (2) Signs per Zoning Code Section 7-9-111.
- (3) Accessory uses and structures which the Director, PDSD finds consistent with the purpose and intent of this district.

e. Prohibited Uses.

Notwithstanding section b through d, the following uses are specifically prohibited:

- (1) Adult entertainment businesses.
- (2) Uses not permitted by sections b through d.

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f. Site Development Standards.

- (1) Building site area. Ten thousand (10,000) square feet minimum except per section 7-9-126.1.
- (2) Building site width. Seven-five (75) feet minimum except per section 7-9-126.1.
- (3) Building height. Thirty-five (35) feet maximum.
- (4) Building site coverage. Thirty-five (35) percent maximum.
- (5) Building site setbacks. Per Zoning Code section 7-9-127, 7-9-128, and 7-9-137.
- (6) Off-Street parking.
 - (a) Parking shall be provided as required by Zoning Code section 7-9-145.
 - (b) Parking on the front half of the lot shall have no direct access to the street and shall be under roof unless adequate screening of open parking can be provided by berming, fencing, or landscaping as shown on an approved site plan or use permit.
- (7) Lighting. All lighting shall be designed and located so as to confine direct rays to the premises.
- (8) Trash and storage area. All storage of cartons, containers and trash shall be enclosed by a building or by a wall not less than six (6) feet in height. If unroofed, no such area shall be located within forty (40) feet of any district zoned for residential or agricultural uses.
- (9) Enclosed uses. All commercial and office uses and their related products shall be contained entirely

within a completely enclosed structure except for parking and loading areas and outdoor uses expressly permitted by an approved site development permit or use permit.

- (10) Screening. Per Zoning Code section 7-9-132.1.
- (11) Landscaping. Per Zoning Code section 7-9-132.2.
- (12) Buffer. A minimum six (6) foot slump block wall per Exhibit 15 shall be constructed along property lines abutting the REQ District, except within the front setback area, where the height shall be no greater than three and one-half (3-1/2) feet. Landscaping adjacent to this wall shall be in conformance with the guidelines in Chapter III, Community Design Program.

10. PACC "Professional, Administrative and Commercial Consolidation" District

a. Purpose and Intent

The PACC District is established to provide for the development and maintenance of professional and administrative office uses and commercial uses on lots located between South Bristol Street and Zenith Avenue in a manner, which will ensure lot consolidation and vehicular access to and from South Bristol Street.

b. Uses Permitted

- (1) The following principal uses are permitted.
 - (a) Single family detached dwelling units which lawfully existed at the time of adoption of these regulations may be rebuilt in conformance with the zoning regulations in effect prior to the adoption of this specific plan. However, such reconstruction must comply with current building and related codes.
- (2) The following principal uses are permitted subject to approval of a site development permit by Zoning Administrator per Zoning Code section 7-9-150 (Section 7-9-150.10 does not apply).
 - (a) All uses permitted within PA "Professional and Administrative Office" District of this Specific Plan.
- (3) Notwithstanding Ordinance Number 3881, the following principal uses are permitted subject to the approval of a use permit by the Planning Commission per section 7-9-150 (Section 7-9-150.10 does not apply).

- (a) Retail businesses.
- (b) Service businesses.
- (c) Restaurants without drive-through facilities.
- (d) Any other uses which the Planning Commission finds consistent with the purpose and intent of this district.

c. Site Development Standards

- (1) Building site area. All lots within this district shall be consolidated into one building site to achieve a minimum area of forty thousand (40,000) square feet.
- (2) Vehicular access. Vehicular access shall be South Bristol Street.
- (3) All other site development standards within the PA "Professional and Administrative Office" District of this Specific Plan are also applicable.

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11. PD "Planned Development" Combining District

Zoning Code section 7-9-110 shall constitute the land use regulations to be applied within the PD Combining District.

12. (S) "Commercial Stable" Overlay District

Commercial stables, housing horses and ponies only, are permitted in areas designed with an (S) overlay, subject to approval of a use permit by the Planning Commission and an animal facility license per Resolution Nos. 76-625 and 76-1610, enforced by the Orange County Health Officer or his designee. No residential uses shall be permitted on the same building site as a commercial stable.

The following site development standards shall apply:

- a. Building height. Twenty (20) feet maximum, except for structures used for the storage of hay. However, in no case may any structure exceed thirty-five (35) feet in height.
- b. Setbacks. Minimum setbacks for all structures housing animals shall be as follows (all other structures shall be located in conformance with Zoning Code section 7-9-137):
 - (1) Front setback. Fifty (50) feet minimum. Exercise areas, such as arenas, shall be set back a minimum of twenty-five (25) feet.
 - (2) Side setback.
 - (a) Abutting all districts except BP District: Five (5) feet minimum. Exercise areas shall also be set back a minimum of five (5) feet.

- (b) Abutting BP District: Twenty-five (25) feet minimum. Exercise areas shall be set back a minimum of five (5) feet.

- (3) Rear setback. Five (5) feet minimum. Exercise areas shall also be set back a minimum of five (5) feet.

- c. Number of animals. Twenty-five (25) animals per gross acre maximum.
- d. Landscaping. Boundary landscaping shall consist of trees, shrubs, vines, grasses, ground cover or any combination thereof. Such areas shall not include open soils, building, paving, gravel or any other assemblage of building materials upon or over the land. Landscaping shall be provided as follows:
 - (1) Boundary landscaping with a minimum depth of twenty (20) feet along all property lines abutting a public street, except for the area required for street openings.
 - (2) Boundary landscaping with a minimum depth of five (5) feet along all property lines not abutting a public street.
 - (3) An approved irrigation system shall be provided.
- e. Building design. All buildings shall maintain a consistent design theme (e.g., use of similar exterior materials). Use of earthtone colors and non-reflective roof materials shall be required.
- f. Lighting. All lighting shall be designed and located so that direct rays are confined to the premises.

13. (N) "Commercial Nursery" Overlay District

Wholesale commercial nurseries are permitted in areas designed with a (N) overlay, subject to the site development standards of the base district.

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E. PROCEDURES

1. Discretionary Permit Procedures

Discretionary permits, including site development permits, use permits and variances, shall be processed per Zoning Code section 7-9-150.

2. Specific Plan Amendment Procedures

The specific plan amendment procedures contained in Zoning Code section 7-9-156 shall apply.